

Property Management Plan
For
Lakeport Farm
Cultivation Operations

Project Name: Lakeport Farm

Project Location: 3681 Benmore Valley Rd., Lakeport, CA 95453

Risk Level: Tier 2, Low

Client: Ricardo de Mello

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Table of Contents

Contents

Project Overview	6
Existing Conditions	Error! Bookmark not defined.
Proposed Conditions	Error! Bookmark not defined.
Section 1 Air Quality	7
1.1 Summary	7
1.2 Role of Responsible Party	7
1.3 Odor, Air Pollution, and Particulates Reduction Measures	7
1.4 Odor Response Program	8
1.5 Reporting and Monitoring	9
Section 2 Cultural Resources	10
2.1 Summary	10
2.2 If Cultural Resources are Discovered (BMPs)	10
Section 3 Energy Usage	11
3.1 Summary	11
3.2 Energy Calculation	12
3.3 Energy (BMPs)	13
3.4 Energy Conservation Measures	13
3.5 Reporting and Monitoring	13
Section 4 Fertilizer Usage	14
4.1 Summary	14
4.2 Fertilizer Application (BMPs)	14
4.3 Fertilizer Storage (BMPs)	14
4.4 Employee Training	15
4.5 Fertilizers to be Used:	15
4.6 Reporting and Monitoring	15
Section 5 Fish and Wildlife Protection	16

5.1	Summary	16
5.2	Habitats on Lot of Record	16
5.3	Watershed Description	16
5.4	Impact Mitigation Strategies	17
5.5	Reporting and Monitoring	17
Section 6	Operations Manual	18
6.1	Summary	18
6.2	Authorization to Verify Information	18
6.3	Staff Screening Process	18
6.4	Hours of Operation	18
6.5	Transportation Data	18
6.6	Facility Carbon Footprint	19
6.7	Chemical Storage and Effluent Discharge	19
6.8	Site Maintenance Protocol	19
6.9	Planting and Cultivation Plan	20
6.10	Reporting and Monitoring	20
Section 7	Pest Management	21
7.1	Summary	21
7.3	Pest Deterrence	21
7.4	Worker Protection (BMPs)	21
7.5	Reporting and Monitoring	22
Section 8	Security	23
8.1	Summary	23
8.2	Access Prevention	23
8.3	Theft and Loss Prevention (BMPs)	24
8.4	Designated Responsible Party	26
8.5	Video Surveillance	26
8.6	Description of Required Fences	27
8.7	Information Technology Security (BMPs)	27

8.8	Security Personnel	28
8.9	Reporting and Monitoring	28
Section 9	Stormwater Management	29
9.1	Summary	29
9.2	Protecting Downstream Water Bodies from Water Quality Degradation	29
9.3	California State Water Board Compliance	29
9.4	Topsoil, Fertilizers, and Pesticide Risks	29
9.5	Illicit Discharge of Irrigation or Storm Water from the Premises	29
9.6	Public Roads	30
9.7	Volume Discharge and Flood Elevation	30
9.8	Compliance with the Requirements of Chapter 29, Stormwater Management Ordinance of the Lake County Ordinance	30
9.9	Proposed Grading	30
9.10	Stormwater (BMPs)	31
9.11	Construction Storm Water Management	31
9.12	Reporting and Monitoring	32
Section 10	Waste Management	33
10.1	Purpose.....	33
10.2	Solid Waste Management.....	33
10.3	Hazard Analysis	35
10.4	Cannabis Vegetative Material Waste Management	38
10.5	Growing Medium Management.....	40
10.6	Monitoring and Reporting	41
Section 11	Water Resources.....	42
11.1	Summary.....	42
11.2	Watershed Description	42
11.3	Water Conservation (BMPs)	42
11.4	Reporting and Monitoring	43
11.5	Compliance	43

Section 12	Water Use.....	44
12.1	Summary.....	44
12.2	Water Storage (BMPs).....	44
12.3	Irrigation System.....	44
12.4	Monitoring of Water	45
12.5	California Drought Declarations.....	45
12.6	Emergency Use Plan	45
12.7	Water Availability Analysis.....	46
12.8	Review	46
Appendix A:	Fertilizer Information	A
Appendix B:	Lighting Information.....	B
Appendix C:	Security Camera Information	C
Appendix D:	Additional Documents	D

Project Overview

Existing Conditions

The existing conditions of the project site includes undeveloped rural land with native grass, brush, and tree's. Per the Envirostor website, there are no known historic sources of contamination at the site or within 1,000 feet of the project site. The aforementioned project's proposed cannabis cultivation water source will be a well located on the property just Northwest of the cultivation area.

The project site's sheet flow currently flows in an easterly direction towards an unnamed lake. Stormwater is conveyed through surface runoff and flows across natural vegetation creating a vegetative buffer between discharge area and watercourses. Stormwater discharge at all location on the site are not considered direct discharges into any waterbodies, as defined by the State Water Board. The property varies in slope, ranging from 0%-50%. The project parcel ranges in elevation from 850-900 feet above mean sea level (Information derived from Google Earth). The location where cannabis cultivation will occur slopes roughly at 0%-20%. Existing site vegetation, topography, drainage patterns, stormwater conveyance systems, and watercourses are shown on the site plans in Appendix A.

The site is underlain by a topsoil of gravelly loam. The subsoil horizons consist of very Collayomi-Aiken-Whispering. The area that will be utilized for the proposed Cannabis operation consists of a gravelly loam. The Soil Analysis reference for the proposed cultivation area can be found in Appendix D.

Proposed Conditions

The project is proposing 1 acre of outdoor cannabis cultivation and 44,000 square feet of mixed-light cultivation on the subject parcel. This project proposes a number of site improvements to ensure that the cultivation site meets all local and state regulations and guidelines. The proposed improvements consist of a security fence, security system, employee parking, trash bins, storage sheds, portable toilets, etc. Plants are to be planted in above ground planter bags or raised planter beds. The limits of the canopy and cultivation area are shown on the Overall Site Plan in Appendix A

Section 1 **Air Quality**

1.1 Summary

Lakeport Farm shall not degrade the county's air quality as determined by the Lake County Air Quality Management District (LCAQMD). The Air Quality Management Plan (AQMP) is designed to promote the health, safety, welfare; environmental quality, and reduce potential for nuisance. Lakeport Farm plans on cultivating organically, using teas and preventative pest management strategies. These strategies include companion plants along with predator insect defense introduction. The cultivation project anticipates generating a minimal amount of air pollution or particulates. Lakeport Farm does not anticipate causing odor pollution nor receiving odor complaints and if for some reason Lakeport Farm does receive complaints, the appropriate measures will be taken to reduce odor pollution.

1.2 Role of Responsible Party

Ricardo de Mello will be personally responsible for responding to any complaints by neighbors. Lakeport Farm will supply neighboring landowners with the most appropriate contact information for Ricardo de Mello, where he can respond immediately to complaints.

1.3 Odor, Air Pollution, and Particulates Reduction Measures

Lakeport Farm's project anticipates the following sources of odor and particulate pollutants to be as follows:

- Dust from gravel/dirt road and cultivation site;
- Emission from gas powered farm equipment;
- Cannabis odor from curing/drying facility and cultivation site when flowering.

DUST FROM GRAVEL/DIRT ROADS (BMPs)

Lakeport Farm understands that unpaved roads can be a potential source of air pollutants. This problem generally occurs during the dry season from May through October. Lakeport Farm will mitigate particulate matter from entering the air from vehicles of visitors or employees. The property road will be well maintained and monitored regularly for quality of its surfacing. Possible mitigation measures for reducing particulate matter produced by gravel road travel includes, but is not limited to the following:

- Hiring a water truck as needed to wet the road surface and reduce particulate generation;
- Reducing the amount of travel on gravel roads through efficient management and enforcing strict speed limits on all road on property;
- Consolidate activities like solid waste removal and supply deliveries to as few per possible per week.

EMMISSION FROM GAS POWERED FARM EQUIPMENT (BMPs)

In order to mitigate potential effects on air quality from the below named farm equipment, Lakeport Farm will ensure that this equipment is used on a minimal basis and all equipment is properly maintained to ensure efficient operation. Lakeport Farm will store equipment in a designated area to ensure equipment

is properly stored and not exposed to any environmental hazards. The responsible party will ensure they obtain Authority to Construct Permit pursuant to LCAQMD Rules and Regulations to operate equipment which may cause any air pollution if needed, prior to construction. The responsible party shall maintain Authority to Construct Permit to Operate until the completion of the project. Lakeport Farm expects to use the following equipment, which could impact air quality, for cannabis cultivation related activities:

- Possible Tractor
- Gas powered woodchipper
- Gas powered chainsaw
- Gas powered weed eater
- Gas powered brush cutter
- Gas powered lawnmower
- Etc.

CANNABIS ODOR FROM CURING/DRYING FACILITY(BMPs)

In rooms where cannabis is handled, dried, cured and generally processed, the atmosphere will be scrubbed using in-line fans that have been coupled to filters that contain activated carbon. Activated carbon is the industry standard for the elimination of cannabis odor. Additional HEPA filters will be installed and used to eliminate any harmful bacteria and/or particulates that may be present in facility. Lakeport Farm will log and maintain accurate records, repairs and replacements of the ventilation and odor mitigation systems and will retain records.

1.4 Odor Response Program

Ricardo de Mello will be designated as the responsible party for odor complaints. He will be trained to take the following steps in response to an odor complaint. Ricardo de Mello will be available to respond to odor complaints 24 hours a day/ 7 days a week. The responsible party shall ensure that all property owners and residents located in a 1,000-foot radius of the cannabis facility will have the responsible party's contact information. Should an odor complaint be received regarding the project operations:

- The responsible party will respond as soon as possible or within 12 hours of receiving the complaint to discuss the issue, recording time, date, and person(s) affected;
- If the responsible party believes that the odor drift was caused by the wind, he will stop operations for one hour until the odor sufficiently dissipates or until the direction of the wind changes, at which point he will restart operations;
- If the complaint occurs for a second time in a period of 8 hours, he will halt operations for the remainder of the workday. In the case that the odor is the result of the receiving or storage of compost, Lakeport Farm will follow the following practices:
 - Consider blanketing the compost with non-odiferous material;
 - Expedite the receiving process; and
 - Check filters and air quality BMPs.

ADDITIONAL ODOR MITIGATION PRACTICES FOR OUTDOOR CULTIVATION is to plant hedge rows of native flowering shrubs with coinciding flowering cycles to cannabis, if deemed necessary to combat odor pollution. Development of misting system which serves to increase ambient humidity in the cultivation site and reduce offsite odor drift.

1.5 Reporting and Monitoring

Lakeport Farm will monitor and document the performance of the Air Quality Management Plan (AQMP) implemented at the premises. On an annual basis, Lakeport Farm will review all documentation pertaining to the performance of the Air Quality Management Plan as to determine if the risk of nuisance odors are within acceptable tolerances or ranges; or can be mitigated further by implementing new best management practices or advanced technology and mechanical systems.

The designated responsible party, Ricardo de Mello, will review all procedures in the AQMP once a year, or as needed; and he will take action to ensure full compliance with local, state, and federal regulations that pertain to air quality management. All data and information will be made available to Lake County Community Development Staff, and the Lake County Air Quality Management District (LCAQMD) as required or upon request.

Section 2 Cultural Resources

2.1 Summary

A Cultural Resource Study was conducted at 3681 Benmore Valley Rd., Lakeport, CA 95453. The surveyed area consisted of approximately 4 acres, encompassing the proposed cultivation areas on Lakeport Farm on the subject parcel. No cultural resources were discovered within the project boundaries. There were also letters sent out to all the local reservations and tribes associated with this location and given a month to respond. There was no record of any archeological resources found on the parcel (APN 007-002-27) including the proposed cultivation area. The Cultural Resources Study (CRS) is intended to protect the cultural, historical, archaeological, and paleontological resources on the lot of record where the permitted activity is located. In-line with the goals of Lake County, Lakeport Farm's CRS includes measures to monitor and evaluate the performance of the cultivation project, as well as ensure that all data and information is reported or available upon request to local or state agencies.

2.2 If Cultural Resources are Discovered (BMPs)

All activities in the vicinity of the find(s) will be temporarily ceased;

- Contact will be made with a qualified archeologist to evaluate the find(s) and to recommend mitigation procedures, if necessary. All evaluation and mitigation procedures to be in accordance with Section 15064.5 of the California Environmental Quality Act and per Flaherty Cultural Resource Services recommendations.
- Local tribes will be contacted regarding the potential of such resources being located on the lot of record.

Lakeport Farm does not expect any expansion to the cultivation site; however, before any expansion of the current site or development of the property is commenced, a revised Cultural Resource Study will be provided to analyze the expansion areas.

Section 3 Energy Usage

3.1 Summary

The energy usage applies to all operations performed at Lakeport Farm's cultivation site and that consume energy resources. This includes the usage of all machinery used during cultivation, processing, and packaging of cannabis.

The primary goal and objective for the EMP is to establish reliable baseline metrics and benchmark standards for the performance and efficiency of Lakeport Farm's cultivation site. The Energy Management Plan will track the consumption of:

- Electricity;
- Gasoline and Diesel Fuel.

All employees are required to follow the procedures outlined in this plan. Any deviations from this plan must be immediately brought to the attention of Ricardo de Mello.

3.2 Energy Calculation

The following is energy calculation for the proposed (1) A-Type 3 and (2) A-Type 3B:

Appliance	Number in Use	Watts/Unit	Hrs./Day	Total Watts/day
Dehumidifier	40	400	8	128000
LED Grow Lights	630	8	5	25200
Whole Space AC	0	7125	4	0
Refrigerator	0	77	24	0
Computers	1	120	5	600
Stereo	0	60	4	0
Fans	40	100	4	16000
Vacuum	0	650	.5	0
Wireless Router	1	7	24	168
Coffee Maker	0	1500	.5	0
Phone Charger	0	5	10	0
Printer	1	45	.5	22.5
Security System	1	450	24	10800
Water Pump	2	2000	2	8000

TOTAL WATTS PER DAY	188790.5
KWh/DAY	188.8
KWh/MONTH	5,664

3.3 Energy (BMPs)

Lakeport Farm will implement the following best management practices:

- Provide employees with guidelines for efficient practices;
- Minimize use and turn off lights and unnecessary electronics;
- Use energy efficiency features in all technology;
- Aim for new construction to be net zero energy; and
- Non-peak use of pumps, motors, and other energy sources.

ENERGY MANAGEMENT (BMPs) To develop and implement an effective Energy Management Plan, Lakeport Farm will:

- Log and maintain electricity, natural gas bills and fuel consumption for five years;
- Establish goals for energy conservation;
- Maintain accurate recordkeeping as to the cultivation/production; and
- Adjust strategies as needed to meet energy conservation goals.

ALTERNATIVE ENERGY

Lakeport Farm plans to install a solar array at its grow site by August 1, 2021. Lakeport Farm shall operate at 42% renewable energy by Jan 1, 2023. More information will be updated to Property Management Plan upon site visit with solar panel company.

3.4 Energy Conservation Measures

Due to global climate change increasing the concern for public health and environmental impact, California has enacted laws to offset greenhouse gas emissions. As recommended by the Department's Literature Review on the Impacts of Cannabis Cultivation, the cultivator is required to show evidence of carbon offsets. Lakeport Farm will be in compliance with CCR Title 3, Division 8, Chapter 1, Section 8305. This project proposes being 50% solar powered energy for cultivation purposes by summer 2024.

3.5 Reporting and Monitoring

Lakeport Farm is committed to benchmarking and reducing energy consumption relative to the site's expansion and annual consumption goals. To set a benchmark, analysis will be performed on the following:

- Machinery required for the cultivation of and their efficiency;
- Energy saving alternatives to machinery;
- Operational procedures

The result of energy monitoring readings shall be recorded on standard monitoring data forms. All data and information will be reported to Lake County Community Development (CCD; and other interested licensing or regulatory agencies).

Section 4 Fertilizer Usage

4.1 Summary

Lakeport Farm approaches soil fertility from an organic and biological perspective. Lakeport Farm plans on using compost soil from Soil Kings. Lakeport Farm will use good biologically active compost, and extracts made from compost as the basis for the fertility program. Along with compost, annual soil testing gives a complete view of the mineral balance of the soil. Amendments are added in the spring to adjust mineral balance for the growing season.

To limit infiltration and water quality degradation, Lakeport Farm will irrigate and apply fertilizer consistent with the proper application rate and use driplines as the method of application. All application will be at rates that are reasonable for crop, soil, climate, special local situations, management system, and type of fertilizer.

All fertilizers will be stored in their original package and may only be used in strict accordance with the product label requirements including, but not limited to, directions pertaining to application, storage, and disposal of the fertilizer product.

4.2 Fertilizer Application (BMPs)

The following are best management practices used in application:

- Plant cover crop to boost soil fertility and protect from storm events;
- Follow the manufacturer's suggested application rates;
- Contain any spills immediately;
- Do not spray directly on surface water;
- Install straw wattles and maintain vegetation downslope of cultivation site to filter runoff; and
- The use of fertilizer shall not occur within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool.

4.3 Fertilizer Storage (BMPs)

The following are best management practices used in storage:

- Ensure fertilizers are properly labeled and stored to avoid contamination through erosion, leakage, or inadvertent damage from rodents, pests, or wildlife;
- Establish and use a separate storage area for fertilizers;
- Ensure all such storage areas shall comply with the riparian setback requirements, be in a secured location in compliance with label instructions, be located outside of areas of known slope instability, and be protected from accidental ignition, weather, and wildlife;
- Ensure storage areas have appropriate secondary containment structures to protect water quality and prevent spillage, mixing, discharge, or seepage;
- Store any chemicals in a secure building or shed to prevent access by wildlife;

- Store all products that impact water quality in a manner that does not allow for runoff;
- Segregate acids from water reactive metals such as sodium, potassium, and magnesium;
- Store corrosives on lower shelves at least below eye level and in compatible secondary containers, and will not store corrosives on metal shelves; and
- Store dry powder and granular fertilizers in moisture-proof plastic tubs or containers

4.4 Employee Training

Lakeport Farm will ensure all employees and managers are trained to adhere to the following best management practices at the cultivation facility. Each employee will be trained on the following:

- Acute, chronic, and delayed effects of fertilizers;
- Routes by which fertilizers can be absorbed by the body;
- Emergency first aid for fertilizer over exposure;
- How to access emergency medical care;
- Decontamination procedures; Spill clean-up;
- How to use Personal Protective Equipment (PPE);
- Safety requirements and procedures for handling, storing, transporting and disposing;
- Fertilizer waste shall not be disposed of on the ground, into or near waterways, or into storm drains, or septic tanks;

4.5 Fertilizers to be Used:

Lakeport Farm will be Organic Certified. Lakeport Farm will only amend the organic bulk soil.

Our Added Amendments to Soil:

- Bulk Fertilizers
 - Composted Chicken Manure Fertilizer (3% Nitrogen, 2% Phosphorous, 2% Potassium)
- Liquid Fertilizers
 - Growmore (5% Nitrogen, 12% Phosphorous, 26% Potassium)

4.6 Reporting and Monitoring

Lakeport Farm will maintain an accurate log of all fertilizers to be used for the cultivation of cannabis. The log will detail the date, fertilizer type, amounts applied, method, the operator applying, and any additional inputs or amendments to the soil. The designated responsible party, Ricardo de Mello, will review all procedures of fertilizer usage once a year and will take action to ensure full compliance with local, state, and federal regulations that pertain to the usage of fertilizers. Lakeport Farm will evaluate the yields for each batch and harvest of cannabis cultivated against the fertilizer inputs.

Section 5 Fish and Wildlife Protection

5.1 Summary

Lakeport Farm has created a fish and wildlife protection plan designed to minimize any adverse impact on fish and wildlife and to ensure that the cultivation site and operations performed on site by Lakeport Farm is in no way destructive to the local habitat. Lakeport Farm conducted a biological survey performed by Natural Investigations CO. This survey was conducted with the intent of identifying key stresses and pressures being directly applied to conservation targets because of the cultivation of cannabis at the premises. The results identified no adverse effects on fish and wildlife or habitat regarding the current site or proposed site expansion.

5.2 Habitats on Lot of Record

The lot of record includes two prevailing habitat types: (1) Chapparral; and (2) Mixed Riparian Forest

HABITAT DESCRIPTION FOR SUBJECT REAL PROPERTY

Chaparral: The growth form of montane chaparral species can vary from treelike (up to 3 meters) to prostrate. When mature, it is often impenetrable to large mammals. Its structure is affected by site quality, history of disturbance (e.g., fire, erosion, logging) and the influence of browsing animals. Understory vegetation in the mature chaparral is largely absent. Species composition changes with elevational and geographical range, soil type, and aspect. One or more of the following species usually characterize montane chaparral communities: whitethorn ceanothus, snowbrush ceanothus, greenleaf manzanita, pinemat manzanita, hoary manzanita, bitter cherry, huckleberry oak, sierra chinquapin, juneberry, fremont silktassel, Greene goldenweed, mountain mahogany, toyon, sumac and California buckthorn. Montane chaparral provides habitat for a wide variety of wildlife. Numerous rodents inhabit chaparral (Wirtz 1974). Deer and other herbivores often make extensive use of chaparral.

Mixed Riparian Forest: In mixed riparian forests, very tall oaks are less common, and the frequency of sapling oaks is higher. A mid story canopy of medium sized trees and tall shrubs such as sycamores and box layer is present in mixed riparian forests, composed contains a greater proportion of smaller shrubs than is present in Valley oak elder. The understory woodlands. Mixed riparian forests may be dominated by tall (>30m) cottonwoods and medium sized arroyo willows (*Salix lasiolepis*) and black willows (*Salix gooddingii*).

5.3 Watershed Description

Lakeport Farm is located in the Lower Sacramento River Watershed. The cultivation site is greater than 100 feet from any watercourses on the property.

5.4 Impact Mitigation Strategies

Lakeport Farm will use the following strategies to maintain our current standing and minimize any future impact on fish and wildlife:

- Be aware of wildlife mating, nesting and migration patterns on property and schedule any construction projects accordingly;
- Survey the areas of impact no more than three days prior to impact or removal;
- Site related work should occur between May 15th and February 15th ;
- If work is to be conducted within the breeding season for nesting, a nesting bird survey should take place at least once before any vegetation disturbance or removal take place;
- Protect any active nests with a 50 to 100-foot buffer (species dependent) or exclusion area until the nest is no longer active;
- Perform fueling and maintenance of vehicles and equipment where absorbent spills and clean-up materials as well as spill kits are available, and such materials should be disposed of properly after use;
- Lakeport Farm shall not disturb aquatic or riparian habitats, such as pools, spawning sites, large wood, or shading vegetation, unless authorized under a CWA section 404 permit, CWA section 401 certification, Regional Water Board WDRs (when applicable), or a CDFW LSA Agreement ;
- Lakeport Farm shall maintain existing, naturally occurring, riparian vegetative cover (e.g., trees, shrubs, and grasses) in aquatic habitat areas to the maximum extent possible to maintain riparian areas for stream bank stabilization, erosion control, stream shading and temperature control, sediment and chemical filtration, aquatic life support, wildlife support, and to minimize waste discharge.

5.5 Reporting and Monitoring

Lakeport Farm will monitor biological health of the property every year and conduct a biological assessment in the case of site expansion. Biological assessment reviews will determine if conservation strategies are successful or if changes needed to be applied. Professional services will be rendered for biological assessments if necessary. All data collected by Lakeport Farm for the purposes of conservation will be shared and reported to Lake County officials, as well as to the appropriate agency if requested.

Section 6 Operations Manual

6.1 Summary

The Operations Manual is designed to outline the operating procedures of the commercial cannabis cultivation site to ensure compliance with the use permit, protect the public health, safety and welfare, as well as the natural environment of Lake County.

6.2 Authorization to Verify Information

Lakeport Farm authorizes Lake County, agents, and employees to seek verification of the information contained within the development permit or use permit applications, the Operations Manual, and the Operating Standards at any time before or after development or use permits are issued.

6.3 Staff Screening Process

Lakeport Farm employees will be required to submit fingerprints for a Live Scan criminal history search to be administered but the Lake County Sheriff's Department (LCSD). Potential employee's must be approved by the LCSD to apply for employment. Prospective employees will be asked to submit a formal resume for review which includes education and work history, three professional references, and three personal references. Prospective employees whose applications and references have been approved will be granted a formal interview. The meeting will include presentation on general job description, responsibilities, pay, work schedule, operating procedures, and additional company benefits. Employees will be notified within five business days as to whether they will be hired. Lakeport Farm will use an online payroll platform which provides cannabis companies compliance support from the interview process, paychecks, and taxes.

6.4 Hours of Operation

Monday-Saturday, 6am-5pm. Facility will be open to authorized staff, deliveries, and pickups. Facility will be closed to the public.

6.5 Transportation Data

This project proposes having (2) seasonal employees every year during the growing season. The grow season for employees will range from February till November. The projects estimates having 1 commuter vehicle for the employees, making a round trip to the site daily. The project also anticipates one truck to be driven by Ricardo de Mello (cultivator) making one daily trip. Any deliveries to the project site will be scheduled in advance to minimize daily trips as much as possible. The project has two regular parking spaces and one ADA handicap parking space per Article 46.11. Transportation data will be documented and reviewed annually for performance standards and possible methods to reduce daily trips.

6.6 Facility Carbon Footprint

Lakeport Farm recognizes that the most sustainable source of power is the sun, and is committed to growing mainly sun grown cannabis, with as little supplemental lighting as possible. Efforts will be made to minimize the use of fossil fuels through adaptation of green technologies, and equipment used that produce emissions will be regularly maintained and adhere to all applicable emissions standards. For mixed-light cultivation, Lakeport Farm will gradually be switching from grid power to solar power to minimize its carbon footprint.

6.7 Chemical Storage and Effluent Discharge

Lakeport Farm uses organic farming practices by only amending the proposed potting soil. Organic farming means that no chemical products are allowed for use in the cannabis facility, and no such chemicals will be stored on site. Nontoxic alternatives to conventional cleaning products and building materials will be sourced and used whenever possible. The facility may use small volumes of chemical sanitation products to maintain a sterile work environment inside any building at the facility. These chemicals will be stored in the manner and location described in the Hazardous Waste section. The project site comes equipped with two accessible permanent bathrooms with a permitted leach field. Any and all effluent will be directed towards the approved leach field. The septic tanks will be inspected annually and pumped every two years to ensure system efficiency.

6.8 Site Maintenance Protocol

When not in use, all Lakeport Farm equipment, will be stored in the proper designated area upon completion of the task required. Employees will conduct a daily scan of the site at the end of business, to ensure all materials used during the workday have been returned to designated storage are properly stored. Any refuse created during the workday will be placed in the proper waste disposal receptacle at the end of each shift, or at a minimum at the completion of the assigned task. Any refuse which poses a risk for contamination or personal injury shall be disposed of immediately. The disposal of waste will be in such a manner as to not constitute an attractant, breeding place, or harborage for pests. While Lakeport Farm allows grasses and cover crops to grow tall during the rainy season as a soil building technique, when spring seasonal work begins, site will be mowed and trimmed to ensure safe and sanitary working conditions. The maintenance of vegetation will be in such a manner as to not constitute an attractant, breeding place, or harborage for pests.

Roads, parking areas, and yards shall always be maintained to prevent particulate generation and potential illicit discharges of storm water. Adequate drainage features will be installed at the time of construction and gravel surface will be maintained as needed. Rolling dips, out sloping and vegetated swales will be used as potential drainage features if the cultivate site shows signs of poor drainage. If swales are used, infiltration basins will be added to avoid storm water discharge. Crop coverage will be used to contain any source of contamination in areas where cannabis products are handled or

transported.

The gradual slope of the proposed cultivation site makes it unlikely that the site will require specialized drainage features. Vegetated ground cover will be established over the entire site as soon as possible, and the site will be surrounded on all sides by a densely vegetated buffer strip capable of absorbing any sheet flow or runoff from the site.

The site has a permitted wastewater treatment facility. The septic system will be maintained to ensure sanitary working conditions, eliminate the possibility of contamination, and protect working and consumer safety. The bathrooms on site are accessible bathrooms. All effluent will be removed from site by a licensed company.

6.9 Planting and Cultivation Plan

The cannabis planting and cultivation plan will include planting for 1 acre of outdoor cultivation and 44,000 square feet of mixed-light. The mixed-light cultivation will be planted in raised planter beds. For early activation all planting will be in above ground planters to avoid soil disturbance. Upon approval of the major use permit, planting will then transition to pots or raised planter inside greenhouses. For outdoor cultivation, planting will be in raised planter boxes. Cultivation will start at 1 acre of outdoor cultivation during early activation and once the permit is approved, move towards to 1 acre of outdoor and 44,000 square feet of mixed-light cultivation. Planting will occur once early activation is granted. For the following years, outdoor cultivation planting will begin in May and harvesting will commence in November. Mixed-light cultivation will occur will begin in February and harvesting will happen all year and end in November. For the regular cultivation season (upon approval of Use Permit), outdoor cultivation will have a total canopy of 43,560 square feet. For mixed-light cultivation, plants will occupy a 1.5 acre area with a total canopy of 44,000 square feet.

6.10 Reporting and Monitoring

The responsible party, Ricardo de Mello will perform a weekly inspection of the cultivation site to ensure the guidelines of the Operations Manual are being carried out successfully, and the notes shall be logged in the Operations Manual, which is to be kept on site. Any poorly performing elements of the system or improper employee conduct will be corrected. If construction of drainage features or construction is required, all necessary permits and approvals will be acquired from the appropriate agency.

Section 7 Pest Management

7.1 Summary

Lakeport Farm will be a pesticide-free farm. We use an integrated ecosystem focused strategy that focuses on long-term prevention of pests and damage through a combination of techniques such as biological control, habitat manipulation, and use of resistant varieties. Instead of utilizing chemical pesticides, Lakeport Farm will implement proactive systems using beneficial insects to target specifically selected species as well as daily pest scouting to ensure production of the cleanest, purest, high-quality cannabis. Lakeport Farm will comply with the California Food and Agriculture (CDFA) code, Division 6 Pest Control Operations and Division 7 Agriculture Chemical; Chapter 1-3.6 and California Code of Regulations, Division 6 Pest Control Operations.

7.3 Pest Deterrence

Lakeport Farm practices the following techniques to minimize pest infestations:

- Minimizing dust;
- Releasing predatory mites; and
- Sulfur

PESTICIDE USAGE (BMPs)

In the case, all preferred methods of pesticide prevention and eradication have proven unsuccessful, the following are best management practices for pesticide use at Lakeport Farm:

- Follow all labels and directions before, during and after the use of pesticides.
- Chemicals shall be stored in a secure building/shed in a specific location outlined in the Site Plan.
- Any chemical leaks will be handled immediately, and a spill kit will be on site at all times.
- Screens or other measures will be placed in the case of offsite drift.
- Pesticides will not be applied when pollinators are present.
- Pesticides will not be sprayed directly into surface water or when wind is blowing towards surface water bodies;
- Pesticides will not be applied when it can reach surface water or groundwater.
- The use of pesticides shall not be located within 100 feet of any spring, top of bank of any creek or seasonal stream, edge of lake, delineated wetland or vernal pool (for purposes of determining the edge of Clear Lake, the setback shall be measured from the full lake level of 7.79 feet on the Rumsey Gauge).
- Use only properly labeled pesticides.
- If there is a spill or accidental discharge in or on any waters of the site, immediately notify the Office of Emergency Services so that the local health officer can decide what actions, if any, may need to be taken to protect public safety - HAZMAT SPILL NOTIFICATIONS 1 (800) 852-7550 or (916) 845-8911.

7.4 Worker Protection (BMPs)

In the case of pesticide use, Lakeport Farm shall follow the EPA's Agricultural Workers Protection Standard by:

- Providing protections to workers and handlers from potential pesticide exposure;
- Providing training on the safe use of pesticides;
- Providing training on how to avoid exposures to pesticides;
- Training to identify pesticides exposure symptoms and how to respond; and
- Training to manage exposures to pesticides if they occur.

7.5 Reporting and Monitoring

The responsible party, Ricardo de Mello, will perform a weekly inspection of the cultivation site to ensure the guidelines of Pest Management are being carried out successfully, and the notes shall be logged in the Operations Manual, which is to be kept on site. Any poorly performing elements of the system or improper employee conduct will be corrected.

Section 8 Security

8.1 Summary

Lakeport Farm will use best management practices that have been established in the cannabis industry and that pertain specifically to the safe and secure operation of a cultivation site, as well as the secure storage of all cannabis and cannabis products for security. Lakeport Farm's security is also compliant with the Emergency Regulations for Cannabis Cultivation, authored by CalCannabis, as well as the regulations established by the California Department of Public Health for state-licensed cannabis businesses. Lakeport Farm understands the importance of a secure property and secure cultivation site for the safety of employees and the community.

8.2 Access Prevention

The Cultivation Site will be protected by a 6' wire perimeter fence, with cemented metal posts on 8' intervals. All terminal posts will be set in concrete. The site will be screened from public view by elevation, 90% sunblock mesh and chaparral shrub. The entrance to the site will be secured by approximately a 6'6" metal gate and remained locked by a commercial lock, at all times when no staff is present. The driveway to the property has a locked gate at the entrance and there are other lockable gates on the way to the site. There will be no signage with the business name or signage that could otherwise be discerned by the public to indicate cannabis cultivation activities.

The security camera system will record activities within the cultivation site and immediately outside of the site 24 hours per day, 7 days per week. The security camera system will allow for remote monitoring and maintains records for 30 days minimum. The site will also feature a video monitoring system with full view of the cultivation area, infrared capability, motion sensors to alert management of intruders, and the ability to address potential intruders via loudspeakers built into the video monitoring equipment.

The cultivation areas, located inside the fencing, will also remain locked when no staff is present. All access points in and out of the processing facility will be locked by commercial locks and have security cameras recording all entry and exit points into the facility.

VISITOR LOG REQUIREMENTS

Lakeport Farm will maintain an employee and visitor arrival and departure log, which contains, the name of the visitor, date and time of arrival and departure, and the purpose of the visit. All logs will be kept in a secured office only accessible by the designated responsible party.

SUSPICIOUS ACTIVITY PROTOCOL

The designated employee will then file a suspicious activity report, noting the time and date of the activity and keep record in a secured room on site. If suspicious activity could result in injury or death of employee(s), the employee(s) will be evacuated from the premises until activity is controlled or intruder is captured.

If suspicious activity is believed to be conducted by a visitor or employee, the designated responsible party will review the tapes and notify the visitor or employee of his/her findings. Depending on the severity of the activity, law enforcement will be notified, and charges will be filed against the individual or party. The person or party will no longer be allowed on property. If the tapes show suspicious activity was perpetrated by an employee, the employee will be asked to leave the premises and relinquish badge and access to the property. If security personnel are necessary on site for the removal of the employee, they will be notified.

8.3 Theft and Loss Prevention (BMPs)

Lakeport Farm employees and visitors will be under video surveillance at all times. All cannabis will be stored in a locked, secure room, accessible only to farm management. Other anti-diversion methods include:

Lakeport Farm will establish an inventory system that will track any cannabis material and the personnel responsible for processing it throughout the cultivation process. A log will be taken to be able to make rough weight predictions for products. All cannabis will be weighed, documented and logged at each stage of the processing phase, which includes drying, trimming and curing. Each plant and batch of cannabis cultivated will be properly tagged and assigned a unique identification number (UID). In addition to Track-and-Trace, an inventory tracking system will be established to prevent diversion. All in/out of inventory will be recorded on a log and reviewed every day. These logs will be kept in secured room with extremely limited access.

Supervising tasks or processes with high potential for diversion (including the loading and unloading of cannabis transportation vehicles). Providing designated areas in which personnel may store and access personal items. No visitors will be allowed to the facility, with the exception of local and state agency representatives authorized to act on their behalf. Only employees with scheduled shifts may enter the property; and each employee will be required to have been checked-in properly.

There will designated areas in which personnel may store and access personal items. This area will be monitored for any suspicious activity.

EMPLOYEE VETTING

Lakeport Farm will conduct extensive background checks of all employees hired on a full- time or seasonal basis to ensure they are in good standing with the law and do not have a previous history of theft, violence or major offenses. All employees and managers are provided a badge or ID issued by Lakeport Farm with required information to be worn when in restricted areas on the farm. All employees must wear their approved Employee Photo ID Badge at all times while at the cultivation site. No access to operational areas of the facility will be allowed to any employee not in possession of or wearing their ID Badge. Any employee who forgets his/her badge should immediately notify a manager to have the shift rescheduled. Only Lakeport Farm management team will be granted access to the secure storage rooms and secure storage vaults located on-site.

RESTRICTED AREAS

The restricted areas include the cultivation site, the processing facilities, on-site office and any area with company records, access to security cameras or information related to Lakeport Farm. All restricted areas and point of entry and exit on the premises are securely locked using commercial-grade locks.

Lakeport Farm prevents the unauthorized entrance into restricted areas within the farm by controlling access to those areas. Limiting access to only certain personnel and for the sole purpose of executing their specific job function and duties. Any person on the premises, except for employees and contractors of the licensee, are escorted at all times by the licensee or at least one employee of the licensee when in the limited-access areas of the premises.

CHAIN OF CUSTODY (BMPs)

While in transit, raw materials and cannabis products are the most vulnerable. In particular, shipping, receiving and finalizing cannabis transactions present a security threat to Lakeport Farm cultivation facility.

The following practices, therefore, shall be employed:

- All shipments—incoming and/or outgoing—will occur on a scheduled basis. No unscheduled shipments will be received or sent out for delivery.
- Lakeport Farm management team will verify the vendor's identity by requesting government-issued ID and checking information against a manifest of vendor drivers. Lakeport Farm management team will inform site supervisor that a vendor is present and escort the vendor into the facility. All shipments will take place in areas that are covered by video surveillance.
- All outgoing products will be tracked and documented using the Track-And-Trace system.
- All shipments will be verified against the shipping manifest to ensure the accuracy of the items

received/being distributed - any discrepancy will result in a cancelled transaction.

- All discrepancies will be reported immediately to a member of Lakeport Farm management team.
- All discrepancies are to be reported to the appropriate law enforcement, local and state agencies.
- In the case of any theft, Lakeport Farm will notify the local law enforcement and/or the state bureau.

8.4 Designated Responsible Party

The designated responsible part is Ricardo de Mello. The Designated Responsible Party will be responsible for the following:

- Must be available for emergency contact 7 days a week, 24 hours a day.
- Contact information is Phone: (323) 300-0061, Email: ricardohoplanfarm@yahoo.com.
- Contact information for designated responsible party will be up today. If any changes are made, the Local and State Agencies will be notified accordingly.
- The contact information will be provided to the neighbors surrounding the facility.

8.5 Video Surveillance

The facility will be protected by a video surveillance recording system that will monitor the entire perimeter and inside of the cultivation site, inside processing facility, the security fence, and all gates and right-of-ways in order to capture all activity in areas where cannabis is handled, tested, cured, processed or stored. Surveillance will be conducted 24 hours a day, 365 days a year, without interruption.

The site will have a complete digital video surveillance system capable at a minimum of 1080 pixel resolution. All areas recorded by the video surveillance system have adequate lighting to allow the surveillance cameras to effectively record images. The surveillance-system storage device or the cameras are transmission control protocol/ TCP/capable of being accessed through the internet for remote access 24/7. Cameras will be installed in a manner to prevent obstruction, tampering, or disabling.

AREAS THAT SHALL BE RECORDED

- The perimeter of the cannabis cultivation site and cannabis nursery.
- Areas where cannabis products are weighed, packed, stored, quarantined, loaded and/or unloaded for transportation, prepared, or moved within the premises.
- Areas where cannabis is destroyed.
- Limited-access areas.
- Security rooms.
- Areas containing surveillance-system storage devices with at least one camera recording the access points to the storage area.
- Interiors and exteriors of all entry points of the cultivation site and related buildings.
- Cameras will record continuously 24 hours per day at 30 frames per second. All interior cameras (if any) will be moisture proof and all exterior cameras will be water- proof at a minimum I-66.

- All cameras will have color capability, record digitally and be capable of integrating with door alarms. The video recordings will be digital. Cameras with infrared capabilities will be used for the perimeter fencing. All cameras will include motion activated sensors.

In areas with inadequate lighting for the cameras being used, sufficient lighting shall be provided to illuminate the camera's field of vision or night or infrared cameras will be utilized. The physical media or storage device on which surveillance recordings are stored shall be locked in room in a manner to protect the recording from tampering or theft. Surveillance recordings are kept for a minimum of 30 days and recordings will be kept in a secured room in a controlled environment, separate from the rooms where the computers and monitor system are located. All video surveillance recordings are subject to inspection by the department and can be copied, sent, or transferred upon request. All video surveillance recordings will include a date and time stamp for every recorded frame and are designed to record images in high quality and high resolution to clearly capture revealing facial detail.

8.6 Description of Required Fences

The cultivation site shall be enclosed by a fence. The fence shall include, at a minimum, the following:

- The fence shall have posts set into the ground. The posts may be steel tubing, timber or concrete and may be driven into the ground or set in concrete.
- End, corner, or gate posts, commonly referred to as "terminals posts", must be set in concrete footing or otherwise anchored to prevent leaning under tension of stretched fence.
- The fence posts set between "terminal posts" shall be set at intervals not to exceed 10 feet. A top horizontal rail is required between all posts.
- The fence shall be attached to the posts and top horizontal rail.

The fence shall not utilize barbed wire, razor wire, or similar design. The cultivation area shall be screened from the public view. Methods that can be used for screening include, but not limited to, topographic barriers, vegetation, or solid (opaque) fences.

8.7 Information Technology Security (BMPs)

Lakeport Farm has developed the following contingency measures to ensure the security of digital records and systems that are vital to the operation of the facility. In the event of flood, fire or theft, these contingencies will allow us to resume operations as soon as operationally possible. All digital records and systems that are vital to Lakeport Farm will be backed-up on a weekly basis. The data backup will be stored off-site, on a cloud-based server accessible only to management level employees.

Access to digital records and systems will be highly regulated. No visitors will be allowed in the secure storage areas, operational areas, or any area where digital recordkeeping takes place. Employees will be trained on the importance of maintaining the security of all digital records and systems and will be

required to sign a form of acknowledgment testifying that they have been trained, understand, and are aware of all digital security measures and all access control policies.

8.8 Security Personnel

If Ricardo de Mello and management deem that outside security personnel are necessary, Lakeport Farm will engage a local security company for security personnel to provide security services on the premises when an emergency response is necessary. All security personnel hired or contracted by Lakeport Farm comply with Chapters 11.4 and 11.5 of Division 3 of the California Business and Professions Code.

8.9 Reporting and Monitoring

The responsible party, Ricardo de Mello, will perform a weekly inspection of the cultivation site to ensure the guidelines of security management are being carried out successfully, and the notes shall be logged in the Operations Manual, which is to be kept on site. Any poorly performing elements of the system or improper employee conduct will be corrected.

Section 9 Stormwater Management

9.1 Summary

Lakeport Farm recognizes that the protection of surface waters is paramount to the operation of a commercial cannabis cultivation farm. The Lakeport Farm property contains existing roads for the purpose of ingress and egress to the cultivation site. The storm water management plan will address some of the remaining smaller issues that may, under extreme precipitation events, result in distribution of sediment to waterways and to ensure that there is no risk of contamination via fertilizer or chemicals.

9.2 Protecting Downstream Water Bodies from Water Quality Degradation

Lakeport Farm will manage storm water by continuing to maintain the road system, implement measures to prevent potential of contamination from fertilizers and chemicals, implement best management practices, and train personnel about best management practices and emergency waste discharge response. The project site is located 100 feet away from any watercourse and will have an appropriately sized vegetated buffer in place. There will also be straw wattles in place to help slow storm water flow and minimized erosion.

9.3 California State Water Board Compliance

The cultivation site will be in compliance with the California State Water Board, The Central Valley Regional Water Quality Control Board, and the North Coast Region Water Quality Control Board orders, regulations, and procedures as directed. Notice of Applicability will be available upon request.

9.4 Topsoil, Fertilizers, and Pesticide Risks

The project proposes to use predator pest to create an environment where pesticides, herbicides, and fungicides can be avoided. All fertilizers applied are biologically based and organic in nature. With regard to topsoil, the agricultural BMPs that insure it remains on site include, cover crops, 100% ground cover and mulches, and avoidance of mechanical compaction of the soil. If any such chemicals are to be present on the project, the chemicals will comply with section 4 of this report. Meaning chemicals will be stored in a secure location, 100 feet from any spring, top of bank, edge of lake, delineated wetland or vernal pool. All fertilizers applied are biologically based and organic in nature. Liquid fertilizer, the kind that is most likely to contaminate waterways, will not be used on site. With regard to top soil, the agricultural BMPs that insure it remains on site include, cover crops, 100% ground cover and mulches, and avoidance of mechanical compaction of the soil.

9.5 Illicit Discharge of Irrigation or Storm Water from the Premises

Lakeport Farm recognizes that the greatest risk of storm water discharge and potential sediment delivery to receiving waters is often from the gravel surfaced interior road system. Lakeport Farm will ensure that drainage features on the existing roads are designed to avoid possible connection to receiving waters,

and instead to discharge to vegetated buffer. If necessary, water bars and rolling dips will be installed at appropriate locations to slow the surface flow of storm water runoff and reduce flow to any culverts located on the road system. For activities related to the cultivation of cannabis, Lakeport Farm intends to cultivate on areas of the property with gradual slope less than 30%. A year around groundcover of native and pasture grasses will be maintained over the entire site. Disturbance activities will not be conducted during the wet season, Oct 15 to April 15, and cover crops will be used in the canopy area during the winter. Composting areas will be covered during the winter period.

9.6 Public Roads

Any stormwater runoff will not result in an impact to downstream hydrologic structures nor the geomorphological features of waters of the state. This is due to the fact that, vegetated buffers will be in place, straw wattles and water bars will be in place, and discharge should not increase. Waterways will be monitored, maintained, and systematic implementation of BMPs will be provided. This will result in a negative impact on downstream hydrologic features, both natural and manmade.

9.7 Volume Discharge and Flood Elevation

There is no risk of increase in stream discharge from the property because soil infiltration capacity is not being decreased. The project does not propose any impermeable areas associated with the cultivation. If imperviable surfaces are to be added, the proper hydrology study will be performed, and volume capture designed as needed. The project does not propose any net fill within a flood zone. Since no net fill is proposed within a flood zone, the project does not anticipate increasing the flood elevations downstream.

9.8 Compliance with the Requirements of Chapter 29, Stormwater Management Ordinance of the Lake County Ordinance

Lakeport Farm has reviewed the Lake County Storm Water Management Ordinance and finds the project to be in compliance with the ordinance. This project minimizes development, meets Regional Water Quality Control Board requirements, as has been enrolled in the general discharge waiver program through the California State Water Board. The project does not require an NPDES storm water management plan or SWPPP.

9.9 Proposed Grading

Any proposed grading at the cultivation site will be done after the early activation period. This location is more than 100 feet from surface waters and has a native vegetative buffer strip intact for over 100 feet surrounding the entire garden. Any project grading will utilize all available and required BMP's and commence only once all applicable permits have been acquired.

9.10 Stormwater (BMPs)

Lakeport Farm will implement a storm water management plan to protect waterways and water bodies from runoff and erosion. The property uses the following design measures and operational tactics to minimize harmful run off from reaching any water ways or water bodies:

- Locate cultivation site more than 100 feet from any spring or top bank;
- Locate covered storage areas more than 100 feet from any spring or top bank;
- Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access and provide fire protection;
- Minimize grading and soil disturbance during grow site development;
- Native grass seed will be applied outside of the cultivation area to disturbed areas before installation of mats/blankets and wattles;
- Storm water drainage structures should not discharge onto unstable slopes, earthen fills, or directly to a watercourse;
- Drainage structures should discharge onto stable areas with straw bales, slash, vegetation, and/or rock riprap;
- Remove excess soil and other debris and place used material in safe and dry environment;
- All necessary control structures should be in place and functioning, and all areas of exposed soil because of grading should be stabilized as soon as possible after grading is complete and before any precipitation event that could cause erosion and/or deliver storm water runoff to a water body; and
- Riparian zones will be avoided, and vegetation will be maintained to protect water courses from growing operations.

9.11 Construction Storm Water Management

Lakeport Farm does not anticipate any new construction at the cultivation site or on property other than the construction and use of prefabricated storage facilities; fencing the and installation of water tanks. However, Lakeport Farm will implement a Low Impact Development (LID) strategy when possible.

- Protect and establish vegetation to prevent dislodging and transporting of soil;
- Train and educate construction crews and personnel to better understand the effects of storm water pollution from construction projects and learn ways to prevent or minimize pollution on the job;
- Stabilize construction entrances and exits to prevent tracking onto roadways;
- Protect exposed slopes from erosion through preventative measures such as covering the slopes to avoid contact with storm water by hydroseeding, applying mulch and/or using plastic sheeting;
- Use brooms and shovels whenever possible to maintain a clean site instead of a hose;
- The project will designate a concrete washout area to avoid wash water from concrete tools or trucks from entering gutters, inlets or storm drains;

- Maintain washout area and dispose concrete waste on a regular basis;
- Establish a vehicle storage, maintenance and refueling area to minimize the spread of oil, gas and engine fluids;
- The use of oil pans under stationary vehicles will take place; and
- Protect drainage inlets from receiving polluted storm water using filters such as fabrics, gravel bags or straw wattles, and so doing check on a regular basis the weather forecast and be prepared for rain by having necessary materials onsite before the rainy season.

9.12 Reporting and Monitoring

The responsible party, Ricardo de Mello, will perform a weekly inspection of the cultivation site to ensure the guidelines of stormwater management are being carried out successfully, and the notes shall be logged in the Operations Manual, which is to be kept on site. Any poorly performing elements of the system or improper employee conduct will be corrected.

Section 10 Waste Management

10.1 Purpose

The Waste Management Plan provides guidelines to minimize the generation of waste and for the proper disposal of waste produced during the cultivation and processing of cannabis at Lakeport Farm. The primary objective is to prevent the release of hazardous waste into the environment, minimize the generation of cannabis vegetative waste and dispose of cannabis vegetative waste properly, and manage growing medium and dispose of growing medium properly.

Lakeport Farm's waste management plan includes measures to monitor and evaluate the performance of the plan, as well as ensure that all data and information is reported to Lake County and the proper local agencies.

10.2 Solid Waste Management

OVERVIEW

Lakeport Farm's Solid Waste Management Plan focuses on the following; The reduction of solid waste in accordance with the County of Lake and the State of California's conservational goals, the operations of a sustainable solid waste management system to ensure the protection of the environment, streams, riverbeds, wetlands and all habitats surrounding the cultivation premises. Mitigating the amount of solid waste diverted to a landfill. Properly monitoring, evaluation of effectiveness of the plan, and reporting of data to Lake County and the appropriate local agencies. All employees are required to follow the procedures outlined in this plan.

ESTIMATED AMOUNT OF SOLID WASTE

We have identified the following items as sources of potential solid waste generated at our facility:

Type	Amount (lbs/day)	Amount (lbs/year)	Refuse Facility
Paper & Cardboard	2	360	Compost on site
Glass	1	180	Lake County Waste Transfer Station, 230 Soda Bay Road, Lakeport CA
Metal	2	360	Lake County Waste Transfer Station, 230 Soda Bay Road, Lakeport CA
Plastics	1.5	270	Clearlake Landfill and Quakenbush Facilities in Clearlake, CA
Organic	10	1,800	Compost on site
Inert	0	0	Clearlake Landfill and Quakenbush Facilities in Clearlake, CA
Household hazardous Waste	0.5	90	Clearlake Landfill and Quakenbush Facilities in Clearlake, CA
Special Waste	0	0	Clearlake Landfill and Quakenbush Facilities in Clearlake, CA
Mixed Residues	0.5	90	Clearlake Landfill and Quakenbush Facilities in Clearlake, CA

SOLID WASTE REDUCTION PLAN

Lakeport Farm intends to decrease waste by 15% over the first three years of operations and will continue to make efforts to reduce waste a priority. Total volumes are recorded and logged each month as benchmarks for next year's goals.

SOLID WASTE REDUCTION PLAN (BMPs)

Lakeport Farm will achieve annual rate of waste diversion with a target goal of 50%. Assign and train staff on waste reduction and discuss waste and recycling strategies once per quarter and at the beginning of each phase of the cultivation process with subcontractors and vendors with the goal of reducing solid waste generation. Designate multiple spaces on the property to collect recyclable materials and sort materials into biodegradable, recyclable and non-recyclable receptacles Reuse and recycle materials to

divert waste from landfill; and promote conscientious purchasing with the following:

- Consider lifespan of the purchase, utilize warranties and servicing options;
- Consider purchases with replaceable parts so they are easy to repair;
- Look for products that can easily be reused or recycled or are made from recycled materials;
- Check that the products do not contain toxic materials; and
- Consider products with minimal packaging.

Lakeport Farm will purchase farm inputs and materials in bulk using reusable totes and containers and looks for companies that use reusable, compostable; or recyclable packaging while working with logistics vendors to maximize transportation and logistics efficiencies. Work with packaging vendors who share our waste reduction goals and offer recyclable materials; Design packaging with eco-friendly, reusable and/or recyclable materials, and budget financial resources to waste reduction. Evaluate waste reduction programs with professionals, annually, and modify as needed to achieve our goal. Manage, track and analyze information for actionable insights and cost savings.

SOLID WASTE COLLECTION

Lakeport Farm will maintain separate trash enclosures and storage areas for organics, recyclable waste and non-recyclable waste in compliance with Lake County Ordinances. All compostable waste will be composted on site. All non-compostable solid waste will be hauled to a solid waste facility, obtaining record from solid waste facility showing the acceptance of all solid waste, address of facility, the date, the volume or weight. For onsite collection of waste, Lakeport Farm will place portable waste bins designated for green waste, recyclables and non-recyclables in the most convenient and highly trafficked areas for easy disposal. Two to four times per month, designated employees will gather all non-compostable solid waste and haul to the appropriate refuse facility using a company truck. All solid waste will be secured under tarps in transit.

10.3 Hazard Analysis

OVERVIEW

Lakeport Farm's Hazard analysis is designed to identify and evaluate hazards associated with cannabis cultivation. This includes analysis of cultivation, processing, storing and packaging as well as all other activities associated with the production of cannabis on site. The goal of the plan is to determine whether there are existing hazards which require preventative control. Hazards include biological, chemical or physical. The project does not intend to use or produce any hazardous waste on site.

The analysis includes the following: Biological hazards, including microbiological hazards; chemical hazards, including radiological hazards, pesticide(s) contamination, solvent or other residue, natural toxins, decomposition, unapproved additives, or food allergens. Physical hazards, such as stone, glass,

metal fragments, hair, or insects. In the case the preventative controls are recommended, Lakeport Farm will implement these measures before each cultivation season.

IDENTIFICATION OF POTENTIAL HAZARDS

Biological Hazards: Cultivation activities may require the use biologically active fertilizers. Application of these products will follow all rules for safe pesticide and fertilizer storage and application. All Lakeport Farm employees will be trained in the safe handling of potential biological hazards.

Chemical Hazards: While Lakeport Farm utilizes organic farming, and prioritizes the use of non-hazardous products and materials, there may be a potential for chemical hazards with the use of cleaning products, fuels, and various construction materials. Should Lakeport Farm employees use these products, all will be trained in safe handling and application procedures. All potentially hazardous materials will be stored in a manner to minimize the risk of spillage and contamination, in a secure and clearly marked area.

Physical Hazards: An analysis of the cultivation site produced no evidence of physical hazards. To limit potential future risk, the site will be kept free of rubbish and debris, and employees will wear appropriate protective clothing while working on site.

Evaluation: The most effective strategy to reduce the potential for illness and injury from hazardous wastes is to reduce their use and presence onsite. In the case that hazardous material is stored and used, the following best management practices are followed to reduce risk:

All hazardous materials will be clearly labeled as hazardous and stored in a manner which reduces the risk of spillage and contamination. All employees will be trained in the safe handling and storage protocols for hazardous materials.

All employees will be briefed on the emergency response plan for possible spillage of, or exposure, to hazardous waste, and the location of emergency contacts and response procedures. All hazardous waste will be disposed of properly.

In regard to the end product and the cannabis consumer, Lakeport Farm will evaluate the following:

- The sanitation conditions of the processing site;
- The operation's transportation and transfer practices;
- Processing procedures;
- Packaging and labelling activities;
- The storage of packaging and/or the finished cannabis;
- Any other relevant factors product

No additional ingredients or additives will be used in the processing or packaging process. Licensed

distribution companies involved in the transport of Lakeport Farm's products will be assessed for the safe and sanitary conditions of their company vehicles used for transport. Products, at the time of transfer and transport will be placed in compliant packaging, and completely sealed from the outside environment in airtight containers. The storage, processing, and packing facility will follow the guidelines set for the in the USDA's Sanitation Performance Standards Compliance Guide, in order to ensure the highest standards for employee and consumer safety.

MANAGEMENT OF HAZARDOUS WASTE

Currently there are no Resource and Recovery Act (RCRA) or Non-RCRA hazardous waste located on the premises. Clear plastic totes will be used for the storage of potentially hazardous waste and clearly labeled to display the volume and type of material stored. Containers will be stored in a locked storage area and will only be accessible to authorized staff.

The type of material, date, and time will be entered into a hazardous waste manifest located within the secure storage area and will be stored for five years. When returning material into storage, the type of material, volume used, name of employee, date and time will be entered into the manifest. Storage areas containing hazardous waste will be inspected weekly by Lakeport Farm staff to ensure accurate record keeping and safe storage conditions.

EMERGENCY SPILL PROTOCOL

In the case of a spill, the employee shall: Perform an initial risk assessment from a safe distance, first considering the type of material spilled, volume of spill, potential for fire or airborne vapor; and then immediately make contact with Ricardo de Mello and give an initial risk assessment. In the risk of fire, call 911 or the Lower Lake Fire Department, and locate the nearest posted fire extinguisher. If no immediate fire risk is present, employee shall change into appropriate safety gear/equipment and clean up spill immediately. After spill has been cleaned, place material in a secure storage bin to be taken to a hazardous waste recovery facility along with all clothing worn during clean up. If an immediate risk is perceived, all staff will evacuate the premises, contact the appropriate response authorities, and log as the nature of the spill for reporting to emergency response authorities.

EMPLOYEE TRAINING

All Lakeport Farm's staff will be responsible for the safe handling, storage, and disposal of hazardous materials. An introductory training on company procedures will be conducted before any employees can begin working. Training will include:

- Procedures for the safe disposal of hazardous materials. Storage locations containing hazardous materials and the labeling system for materials. How to appropriately log and track the movement and use of

hazardous materials onsite; and required safety gear and appropriate clothing to wear while handling hazardous materials;

- Use of hazard grade Personal Protection Equipment (PPE) according to the specific requirements of the hazardous material including rubber gloves, rubber boots, glasses or eye protectant, ear protectant, apron or skin protector, air filter face mask, chemical spill UL grade filter, proper wash and storage are of PPE materials;
- Chemical bins and storage will be separate from all other material and handled accordingly; and
- Emergency spill response procedure, the location of emergency response contact information, locations first aid stations and the location of fire extinguishers on the premises

RECORD KEEPING AND STORAGE

Lakeport Farm does not intend to utilize or generate hazardous waste as part of the cannabis cultivation program. However, data will be logged into the hazardous waste manifest located in storage where hazardous materials are stored, in the case of use or incidental generation. The storage room shall be maintained with the materials safety data sheets (MSDS) appropriate to the contents of the room. All employees shall be trained for competency on how to read and understand these documents:

- Name of chemical;
- Manufacturer's information;
- Hazardous ingredients/identity information;
- Physical/chemical characteristics;
- Fire and explosion hazard data;
- Reactivity data;
- Health hazard data; and
- Control measures: Duplicate copies of the MSDS shall be maintained in a separate location on-site, along with records of the locations of volatile or restricted substances.

10.4 Cannabis Vegetative Material Waste Management

Lakeport Farm's Cannabis Vegetative Material Waste Management Plan (CVMWMP) provides compliant guidelines for on-site composting and removal of all cannabis waste, organics and green waste.

Lakeport Farm's CVMWMP includes measures to monitor and evaluate the performance of the plan, as well as ensure that all data and information is reported to Lake County and the proper local and/or state agencies.

The recording and benchmarking of the amount of cannabis vegetative waste generated on site will be performed on an annual basis. The reduction of cannabis vegetative waste generation; and the processing, storage and disposal of cannabis vegetative waste will occur regularly during the cultivation season. All employees are required to follow the procedures outlined in this plan.

ESTIMATES FOR CANNABIS VEGETATIVE WASTE

We estimate that the project will be applying for (1) A-Type 3 and (2) A-Type 3B outdoor permit with the County of lake. cannabis crop will produce 2,000 lbs of cannabis vegetative waste which will consist of stems, branches, trunks, roots, and other organic materials from the plant rendered useless in the harvesting process.

CANNABIS VEGETATIVE WASTE REDUCTION PLAN

Lakeport Farm 's reduction plan hinges on healthy plants and the composting of all clean unusable cannabis vegetative waste on site.

PROCESSING, STORAGE AND DISPOSAL (BMPs)

All green waste is composted onsite and reused on site. All green waste is held in designated holding area for 72-hour period with affixed batch information and weight before beginning the composting process to render unusable, cannabis vegetative waste will be shredded and made unrecognizable and added to a ground mixture of at least 50% non-cannabis material, tracking each batch from disposal to compost through track and trace once the system is live at the State level.

Green waste that is unable to be composted for any reason will disposed of in a secure receptacle and brought to a solid waste facility, obtaining record from solid waste facility showing the acceptance of the green waste material, address of facility, the date, the volume or weight of cannabis accepted.

Detailed records of cannabis vegetative waste will be logged and benchmarked for the Clearlake Landfill and/or Quakenbush Facilities.

STORAGE

The facility will feature a secure cannabis waste area for cannabis plants that have been marked for disposal. At the close of each day, cannabis plant waste from the property will be removed and placed in the secured cannabis waste area and held for a minimum of 72 hours. The secure waste area will remain locked and only authorized personnel will have access. At the end of each week, all cannabis products that have been marked for disposal shall be rendered unusable by grinding and incorporating them with other ground organic materials (e.g., food, coffee grounds, shredded paper), yielding a mixture that is at minimum 51 % non-cannabis waste by volume. The mixture will then be transferred to the composting site. Once a month, on a regular basis, the compost will be turned to encourage proper rates of decomposition.

MONITORING AND DOCUMENTING

Lakeport Farm is committed to monitoring and documenting the amount of cannabis vegetative waste that is generated by the facility on a monthly basis. These processes will include weighing and logging the total amount of organics and cannabis waste generated, weighing and documenting the total amount of retail-ready cannabis flower products against cannabis vegetative waste generated.

Lakeport Farm's Cannabis Vegetative Material Waste Management Plan has been developed in compliance with the appropriate local, county and state laws that pertain to the composting and recycling of organic and green waste produced by our cultivation process, including:

- Cannabis, Non DAA qualified, AB 2490; State Reduction Goals, AB 341 (organics out of landfills goal);
- State Reduction Goals, California 70-percent reduction plan;
- Cannabis Cultivation Policy, California State Water Resources Board; and
- California Code of Regulations, Title 3 Food and Agriculture, Division 8 Medical Cannabis Cultivation, Section 8108 Cannabis Waste Management.

10.5 Growing Medium Management

Projected 2020 Growing Medium: 1000 Yards.

Projected 2021 Growing Medium: 100 Yards.

Projected 2022 Growing Medium: 100 Yards.

Type of Growing Medium: Compost-based organic potting soil. Lakeport Farm soils are mixed with compost at a 2:1 ratio respectively and mixed into the natural beds. This technique drastically reduces our growing medium waste. Unless the soil is compromised, the soil will never be removed from the property or disposed of.

WASTE REDUCTION (BMPs)

Plant cover crop to boost soil fertility and protect from storm events Implement Integrated Pest Management practices to avoid the need for pest control, contamination and new grow medium No agrochemicals, Genetic Modified Organisms (GMO), or synthetic additives will be used during the cultivation of cannabis.

Lakeport Farms also reduce growing medium waste through pest control, applying an integrated ecosystem-based strategy that focuses on long-term prevention of pests through a combination of techniques such including biological control habitat manipulation modification of cultural practice, uses of

resistant varieties.

SOIL REMOVAL GUIDELINES

In the case that soil is compromised and needs to be removed from the property, the following guidelines are followed:

Excavated soil will be loaded directly onto trucks for off-hauling to the appropriate waste disposal facility. After the soil is loaded into the transport truck, the soil will be covered with secured tarps according to all applicable CA. Department of Transportation regulations to prevent soil from spilling during transport to the disposal facility. If excavated impacted soil is stockpiled on-site prior to off-hauling, it will be placed on a paved surface and covered with plastic tarp and held down by weights. Stockpiled soil, if any, will be covered with plastic sheeting, or other similar material, at the end of each workday. A stockpile that is not being actively worked on for more than 60 minutes will be covered with plastic sheeting to prevent dust from leaving the site.

REPORTING TO LAKE COUNTY

All testing result will be recorded in logs managed by the designated responsible party. Data collected during the cultivation of cannabis will be shared and reported to County of Lake, and the following agencies upon request: The CA. Department of Food and Agriculture; and the Department of Health.

10.6 Monitoring and Reporting

We will benchmark annual ratio of retail-ready flower products to solid waste generated. In monitoring Growing Medium waste, Lakeport Farm will measure waste in tons. As referenced above, we reuse and recycle all growing medium that is brought onto our site. The only time the project will remove growing medium is if the soils are compromised. We will measure growing medium waste in tons when deposited at the appropriate refuse facilities.

The responsible party, Ricardo de Mello, will perform a weekly inspection of the cultivation site to ensure the guidelines of Waste Management are being carried out successfully, and the notes shall be logged in the Operations Manual, which is to be kept on site. Any poorly performing elements of the system or improper employee conduct will be corrected.

Section 11 Water Resources

11.1 Summary

Lakeport Farm's Water Resources Management Plan (WRMP) has been designed to minimize adverse impacts on surface and groundwater resources and to ensure that on site water resources and management is in full compliance with applicable local, county and state regulations. The applicant is drawing water from a well on the project parcel. The well is sealed to the outside environment and inlets are screened to prevent macro invertebrates from entering the box.

From the well, water is delivered approximately 100 ft. downhill to a water tank collection system. When tanks are full a mechanical float switch stops the water diversion. Water is then pumped to 3 separate tanks, stored directly outside of the cultivation area. Water is delivered to irrigation system via a 1 hp jet pump pressure tank system. The project area is located below a large watershed that promotes ground water recharge.

11.2 Watershed Description

Lakeport Farm is located in the Lower Sacramento River Watershed. The cultivation site is greater than 100 feet from any watercourses on the property.

11.3 Water Conservation (BMPs)

Lakeport Farm will use best management practices from Central Valley Regional Water Quality Control Board BMP for Cannabis Cultivation. All employees and managers will practice the following:

- Do not obstruct, alter, dam or divert all or a portion of a natural watercourse without notification and approval from CDFW under the Lake and Streambed Alteration Program;
- Regularly inspect the entire water delivery system for leaks and repair leaky faucets and connectors;
- Use rainwater catchment systems to collect and store storm water during the rainy season in tanks, bladders, or engineered ponds to reduce the need for water diversions and/or pumping of groundwater during low flow periods (late summer to fall);
- Install float valves on all water storage systems to keep them from overflowing onto the ground;
- Hand water or use drip/trickle Irrigation systems, and limit watering;
- Use mulch to conserve soil moisture in cultivated areas, pots and bins;
- Water pump intakes should be screened to prevent the entrainment of threatened or endangered aquatic species - consult Fish and Game Code sections 6020-6028; and
- Base layout and site development on a qualified expert's recommendations with respect to any listed species protected under California or federal law - avoid any action that constitutes a "taking" under the Federal Endangered Species Act or California Endangered Species Act, unless accompanied by an Incidental Take Statement or Incidental Take Permit issued by the appropriate

agency.

11.4 Reporting and Monitoring

Based on the findings of the biannual monitoring inspections, Lakeport Farm will assess the efficacy of the WRMP. If monitoring shows that measures implemented have proven effective, we will report the findings continue to inspect the site biannually. If the measures implemented on site have proven ineffective, we will submit a remediation plan to the CVRWQCB as well as a timeline for work to be accomplished. All data collected by site inspection will be shared with all concerned Lake County agencies. Lakeport Farm will conduct biannual monitoring inspections of the cultivation site, all associated facilities, all roadways associated with cannabis cultivation, and any water bodies potentially impacted by cultivation related activities. The first monitoring will occur annually by November 1st of each calendar, and will ensure the following criteria are met:

- All stockpiles, soil amendments, pesticides, and fertilizers have been properly stored and/or protected;
- Erosion and sediment controls have been properly installed and are functioning, and all areas of exposed soil have been stabilized in preparation for the winter wet weather period;
- Drainage structures (water bars/rolling dips) have been installed and are functioning on all access roads, and all access roads intended for use during the winter wet weather period have been weatherproofed;
- All trash/refuse has been cleaned up where it cannot pass into or be transported into any water body and empty/used containers have been properly disposed of per manufacturer's instructions; and
- All water containment/storage ponds/dams have been inspected and appear to be in good, and stable condition;

The second monitoring inspection will occur annually after April 1st and before June 15th of each calendar year, and will ensure the following criteria are met:

- All stockpiles, soil amendments, pesticides, and fertilizers have remained properly stored and/or contained;
- Erosion/sediment controls implemented on bare soils have remained effective in preventing discharge of earthen materials and sediments off site;
- All access roads appear in good condition and erosion/sediment control has been effective in preventing discharge of earthen materials and sediment off- site; and
- All permitted water containment structure/ponds/dams have remained effective and in good condition;

11.5 Compliance

We are enrolled in Tier 2 of The Central Valley Regional Water Quality Control Board program. The project will comply with the State Water Resource Control Board Cannabis Cultivation General Order (Order No. WQ 2019-0001-DWQ). A copy of the Central Valley Regional Water Quality Control Board BMP for Cannabis Cultivation will be kept on site at all times.

Section 12 Water Use

12.1 Summary

Lakeport Farms well work was constructed several years back under a different property owner. The well has an approximate discharge rate of 10 gallons per min. The well sits at the bottom of a large watershed. This is an ideal location for recharge of the ground water. The well is sealed to the outside environment and is contained within a well house. Lakeport Farm's well is located Northwest of the proposed cultivation site. The well has (3) 2,500-gallon storage tanks just outside the cultivation site located north on the subject parcel. When all 3 tanks are full, a mechanical float switch shuts off the system.

Water is delivered to an irrigation system via a 1hp jet pump pressure tank system. Lakeport Farm shall use a drip irrigation system to water plants. Our projected monthly water usage is 100,000 gallons for cultivation. In addition to cultivation we shall use 150 gallons for bathrooms and handwashing and an addition 100 gallons dust mitigation.

Applicant will not engage in any unlawful drawing of surface water. Applicant will not use water provided by a public water supply, unlawful water diversions, bottled water, a water vending machine or a retail water facility. The subject property is outside any County Water District "Exclusion Areas." The project will use water transportation trucks if needed or in an extreme emergency.

12.2 Water Storage (BMPs)

Lakeport Farm will install vertical storage tanks according to manufacturer's specifications and place the tanks on properly compacted soil that is free of rocks and sharp objects and capable of bearing the weight of the tank and its maximum contents with minimal settlement. Water will be stored in polyethylene water tanks with a total of (3) 2,500 gallons of water stored at the cultivation facility.

New storage tanks will be located in areas with great slope stability and at the cultivation site. To prevent rupture or overflow and runoff, Lakeport Farm will only use water storage tanks and bladders equipped with a float valve, or equivalent device, to shut off diversion when storage systems are full. All vents and other openings on water storage tanks will be designed to prevent the entry and/or entrapment of wildlife. We will also monitor the meter on a regular basis to ensure excess water is not being used.

12.3 Irrigation System

Daily watering of cannabis will be achieved by hand watering or via a drip irrigation system powered by a 1HP jet pump and pressure tank system. In the event that drip and trickle line irrigation is utilized the watering will be administered by a timed irrigation controller, set to irrigate during the nighttime when the evaporation rates will be the lowest. Drip lines will be sized to irrigate large areas slowly, to maximize absorption, and will be placed under a layer of straw mulch. Hose bibs will be stationed throughout the

cultivation area for spot watering.

IRRIGATION & SPRINKLERS (BMPs)

The irrigation best management practices implemented by Lakeport Farm are as follows, but not limited to:

- The site will utilize a drip irrigation system with a schedule that requires use of as little water as possible;
- Regularly inspect our entire water delivery system for leaks and immediately repair any leaky faucets, pipes, connectors, or other leaks;
- Replace worn, outdated, or inefficient irrigation system components and equipment to ensure a properly functioning, leak-free irrigation system at all times;
- Install according to the irrigation design specifications, locally applied codes and standards, and manufacturers' product requirements;
- Actively manage the system and adherence to all applicable watering limitations;
- Ensure sprinkler heads and nozzles will apply water uniformly to the target area;
- Match the precipitation/application rate of the sprinklers for each zone (+/- 5 percent);
- Designed to reduce overspray of impervious surfaces or adjacent planting areas and prevent runoff of water.

12.4 Monitoring of Water

Lakeport Farm will maintain records of diversion with separate records that document the amount of water used for cannabis cultivation separated out from the amount of water used for other irrigation purposes and other beneficial uses of water (e.g., domestic, fire protection, etc.). These records will be available upon request from the Water Boards or any other authorized representatives of the state. Lakeport Farm will share data relating to the cost of implementing the water management plan with the County as requested.

12.5 California Drought Declarations

Lakeport Farm recognizes that on occasion, the Governor of California and the Lake County Board of Supervisors has and likely will continue to periodically issue a proclamation of a local or state emergency based on drought conditions on any given year. In the event of such a Declaration, Lakeport Farm will abide by all emergency regulations adopted in response to drought conditions.

12.6 Emergency Use Plan

In the case of an emergency that a retail water is needed, Lakeport Farm will work with a licensed retail water supplier as defined by Section 13575 of the Water Code and provide the following information to

the Department in 7 days:

- A description of the emergency.
- Identification of the retail water supplier including license number.
- Volume of water provided and delivered.
- Actions taken to prevent the emergency in the future.

12.7 Water Availability Analysis

The Water Use Plan has been developed in compliance with the appropriate local, county, and state laws that pertain to the Water Use. These include:

- Cannabis Cultivation Policy & California State Water Resources Board;
- California Code of Regulations, Title 3 Food and Agriculture, Division 8 Medical Cannabis Cultivation, Section 8107;
- County of Lake Ordinance 3803;
- Division of Water Rights, Principles and Guidelines for Cannabis Cultivation.

Water Usage Calculation

Description	Use	Amount of Water Needed
Well Production	10 gpm	
Existing Usage	Existing crop usage	200,000 gal per season
Proposed Usage	87560 square feet of Cannabis Canopy	600,000 gal per season
	Difference	+400,000 gal per season

12.8 Review

The designated responsible party, Ricardo de Mello, will review the water use on an annual basis and will share data relating to the cost of implementing this plan with the County as requested. The well will be monitored during recharge or storage tanks and Lakeport Farm will meter and measure the amount of water pumped over cultivation season.

Appendix A: Fertilizer Information

Home > Soil Amendments > Fertilizers and Manures > Stutzman's Sup'r Green Chicken Manure 3-2-2 (Organic)



DIRECTIONS FOR USE	
• Vegetable Gardens	1 bag per 200sq. ft. Work in, then apply layer over rows after seeding.
• New Lawns	1 bag per 200 sq. ft. Work in, then apply a fine layer as mulch after seeding prior to rolling. Keep moist.
• Established Lawns	1 bag per 200 sq. ft.
• Flower Beds	Work in 1 bag per 200 sq. ft.
• Established Shrubs, Trees, Roses, etc.	Apply a generous layer from trunk to outer edge of foliage.
Double the above amount for overworked, rundown, compacted or clay type soils.	

PRODUCT SPECS		
UPC	Bag Wt.	Pallet Wt.
25993-00001	25#	2000
Bags/Pallet	High & Tigh	
80	16 x 5	

Manufactured in the USA by:
D. Stutzman FARMES
P.O. Box 307, Canby, OR 97013
888-877-7665

Please visit our website at
www.stutzman-environmental.com
for information about our other organic fertilizer products or our line of premium pet care products.

100% Natural Organic Fertilizer



A ground, 100% natural organic composted mixture of sawdust and chicken manure for superior mulching, feeding and water retention.

ALL PURPOSE GARDEN AND PLANT FERTILIZER

A HIGH PERFORMANCE, ENVIRONMENTALLY FRIENDLY, SLOW NITROGEN RELEASE PLANT FOOD

MORE RE
Until SUP'R manure had been used by the chicken manure plants. Raw soil too rapid 100% pure (

SUP'R GR
Broilers are results in a t

The element compost pre release that j vegetable g

One annual improves lo beneficial m

Here at D. S great pride i a consistentl homestly say result for les



Stutzman's Sup'r Green Chicken Manure 3-



\$4.40

1

Add to cart

SKU: GCM

Categories: [Composts](#), [Fertilizers and Manures](#), [Soil Amendments](#), [Soil Mixing](#)

Description



[Additional information](#)

[Reviews \(1\)](#)

Description

- Guaranteed Analysis 3-2-2
- Over 5 times more plant food value than steer manure
- Guaranteed weed and dirt free
- Dry, composted, will not burn
- Excellent for retaining moisture
- Ground for uniform texture
- Special slow release makes it last and last
- Really makes your vegetables, flowers and lawn grow
- Compliant with the USDA National Organic Program
- [WSDA](#) and [CDFA](#) certificates are available upon request from manufacturer.

Related





FERTILIZERS

FERTILIZERS

The first chemical revolution in agriculture started over 100 years ago, when soil fertilization was discovered: the second chemical revolution - the idea of foliar feeding as an effective and important tool in crop fertility - is going to be common only in our generation.

Leaf feeding or foliar fertilization with Grow More Fertilizers can increase yields of a healthy crop beyond the capabilities of conventional, soil applied fertilizers.

Used correctly Grow More Water Soluble Fertilizers can provide an attractive economic return on investment over and above that obtained from soil applied fertilizers.

- Foliar Spray Grade
- Made With Low Biuret Urea
- Drip-Irrigation
- No Sediment
- Multi Nitrogen Sources

Grow More - 100% water soluble fertilizer concentrate for foliar or soil applications.

Appendix B: Lighting Information

[We're open! Click here to learn more about our operations during the COVID-19 outbreak.](#)

Contact

Us



Menu

Home / Grow Lights / Commercial Grow Lights / 208-240 Volt Commercial Grow Lights / Growers Choice ROI-E680 LED Grow Light

Happy

420

Sale!

Blazing Deals on Dank Products

8% OFF ALL

BLACK DOG LED'S

Discount applied in cart. Sale ends 3/31/20.

SHOP DEAL

BLACK DOG LED





SALE!

USE COUPON CODE:

GC5

FOR 5% OFF GROWERS CHOICE PRODUCTS



Growers Choice ROI-E680 LED Grow Light

SKU #: ROI-E680

[6 Review\(s\)](#) | [Add Yours](#)



\$949.95

[Commercial Grower? Get Volume Pricing.](#)

Availability: **In stock**

Lead time: **Ships in 2 Weeks**

Only 2 left

► Add Grower's Choice Master Controller

Qty:

1

Add to Cart

\$949.95

[Save for Later](#)



4.7 ★★★★★
Google
Customer Reviews

You may also like the following products



Gavita Pro 1700e LED Grow Light

\$1299.00

View Product



Covert LED-X 500 Watt Full-Spectrum LED Grow Light

\$599.95

View Product



Covert LED-X 250 Watt Full-Spectrum LED Grow Light

\$399.95

View Product



ProMax Grow Max2400 High Power 500 Watt LED Grow Light

\$2549.00

View Product

- Overview
- Tech Specs
- Reviews
- Overview

Coverage Area	Exact Watts	LED Light Spectrum	Voltage	Est. Electricity Cost /mo	Warranty
Veg: 7' x 7'; Flower: 5' x 5'	680 Watts	Full Spectrum	120/208/240/277 Volt	\$29.38	3 Years

Growers Choice Product Documents

- [Growers Choice ROI-680 Product Specifications](#)
- [Growers Choice ROI-680 Product Instructions](#)

Introducing the Growers Choice ROI-E680 Horticulture LED System. Two of the industry's most respected lighting companies in TSL Horti Tech and Grower's Choice teamed up to bring this incredible LED to hobby and commercial growers. For growers looking for the most efficient, power LED panel possible without spending an arm and a leg, this LED is for you.

Features Of The Growers Choice ROI-E680 LED

The Growers Choice ROI-E680 features a balanced spectrum, incorporating Growers Choice famous 3K CMH Full Phase Spectrum for superior growing power with best possible LED diodes available.



This fixture provides you with total control over everything. With onboard dimming function, growers can set the ideal intensity at any stage of plant growth for optimal photosynthesis activation.

This LED is also compatible with most lighting controllers, including the [Growers Choice Master Lighting Controller](#)

The Growers Choice ROI-680 comes with a 12 ft 3 in long 120 Volt power cord and a 120 to 208/240 Volt smart adapter that makes to switching voltages a breeze for whatever type of plug may be near.



PPF & Par Efficacy

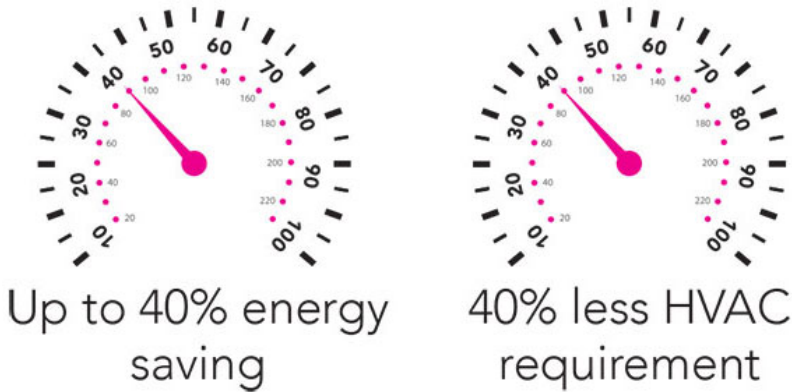
The ROI E680 produces a PPF output of 1700 $\mu\text{mol/s}$ and a PAR efficacy of 2.5 $\mu\text{mol/J}$ making this fixture incredibly efficient compared to other commercial fixtures.



Energy Output

The Growers Choice ROI E680 provides its users with an average 40% reduction on energy and HVAC costs. This is the ultimate combination of increasing the amount of light energy reaching your plants while also shrinking costs.

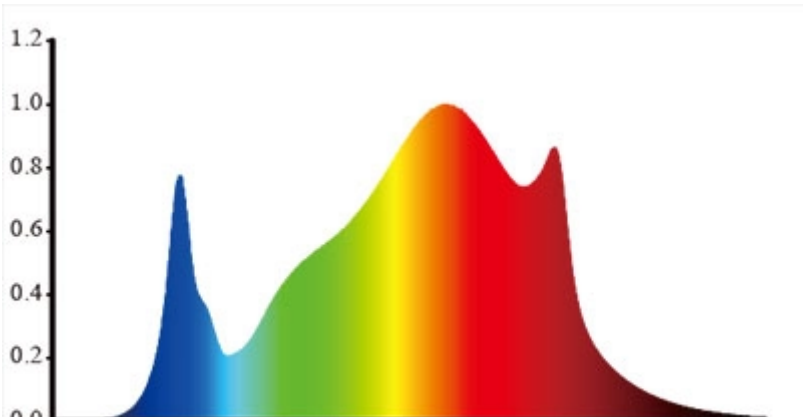
The Growers Choice ROI-680 LED grow light allows for even light distribution, and is precisely designed to deliver uniform levels of photosynthesis flux density, or PPFD.



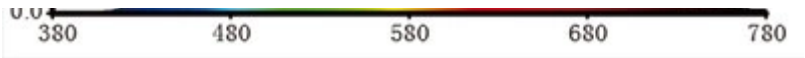
Spectrum

The specially deployed full spectrum fills the negligence of the main photoreceptors and pigments outside the 660nm and 450nm range, and it is suitable for reproduction to aging in indoor environments.

The overall color temperature of FSM's full spectrum is controlled at 3000-3300K, which increases the radiant energy of red light at 660nm wavelength in white light. It provides a beautiful working environment and a more realistic color reproduction degree at a CRI level of 85.



4.7 ★★★★★
Google
Customer Reviews



External Control

Pair the ROI-E680 with the [Growers Choice Master Lighting Controller](#)

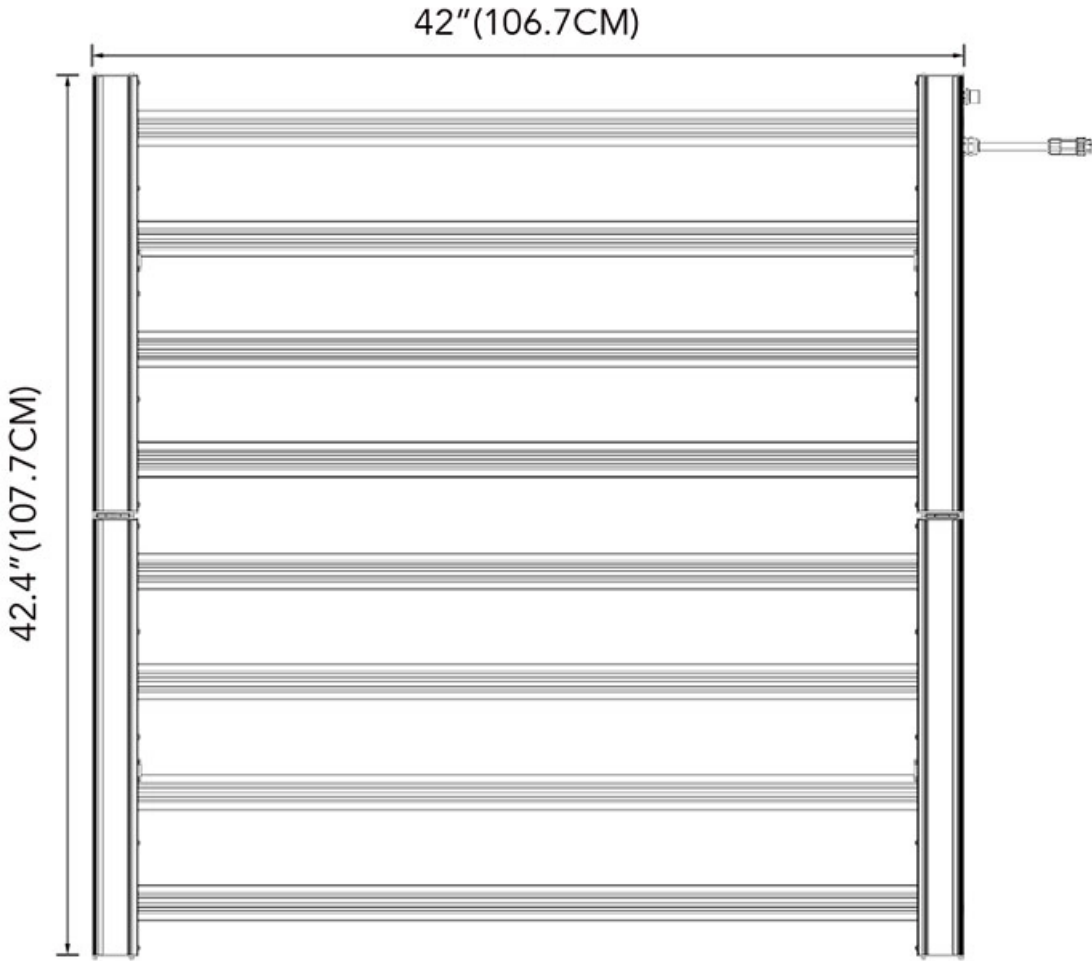
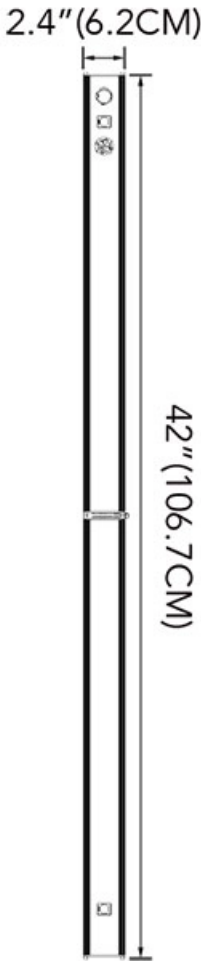
This dual-channel controller allows daisy chaining up to 100 fixtures per zone. Enabling complete control of your growing environment with timed on/off switching, sunrise/sunset, and precise temperature readings with dual thermal probes and thermal-threshold auto dim-shutdown for additional protection.



Specifications

Light Source	LED			
Voltage	120 Volt	208 Volt	240 Volt	277 Volt
Amperage	5.827 Amps	3.346 Amps	2.945 Amps	2.618 Amps
Spectrum	GC-3K Full Phase			
PPF	1700 µmol/s			
Input Power	680W			
Efficacy	2.5 µmol/s			
Fixture Dimension Weight	42.4" L x 42" W x 2.4" H 30 lbs.			
Mounting Height	≥6" (15.2cm) Above Canopy			
Thermal Management	Passive			
Dimming	0 - 10 Volt			
Light Distribution	120 degrees			
Lifetime	L90: >54,000 hrs			
Power Factor	> 90%			
Certifications	IP65, ETL, CE			
Warranty	3 Years Standard Warranty			

Dimensions



Tech Specs

Features

Brand	Growers Choice
SKU	ROI-E680
Weight (lb.)	30
Prop 65	No
Length (in.)	42.4
Width (in.)	42
Height (in.)	2.4
Warranty	3 Years
Lead Time	Ships in 2 Weeks
UL Listed	No
Lighting Type	LED
LED Light Spectrum	Full Spectrum
LED Fixture Type	Panel
Est. Electricity Cost /mo	\$29.38
Exact Watts	680 Watts
HID Equivalent	1000 Watt
Coverage Area	Veg: 7' x 7'; Flower: 5' x 5'
Suggested Hanging Height	6"
LED Diode Type	Osram Top Bin Diodes
PAR Efficiency	2.5 umol/J
Total PPF Output	1700 umol/s
Power Factor	>90%
Daisy Chain	Yes
Voltage	120/208/240/277 Volt
Amps	5.8A @ 120V; 3.3A @ 208V; 2.9A @ 240V; 2.6A @ 277V



Appendix C: Security Camera Information



16-Channel Security Camera System with Sixteen 1080p Outdoor Cameras, 130ft Night Vision, 3TB Hard Drive

LX1080-166BW **NEW PRODUCT**

★★★★★ (228 REVIEWS) | [Write a Review](#)

Reg. \$1,149.99

\$699.99

SAVE \$450.00 (39%)

QTY

1

Add To Cart

IN STOCK

Available Options

4 CAMERAS
\$293.99

16 CAMERAS
\$699.99

Select a Warranty

2 YEAR
INCLUDED

3 YEARS
ADD\$54.99

5 YEARS
ADD\$74.99



Appendix D: Additional Documents

LAKEPORT FARM

COMMERCIAL CANNABIS SITE PLAN

3681 BENMORE VALLEY ROAD
LAKEPORT, CA 95453
APN: 007-002-27

Project Information

OWNER:	PAUL BESTE PO BOX 186 CLOVERDATLE, CA 95425 (707) 975-5901 PAULDEWBESTE@HOTMAIL.COM
LEASER/DEVELOPER:	RICARDO DE MELLO 1400 BARTON ROAD #1406 REDLANDS, CA 92373 (323) 300-0019 RICARDOHOPLANDFARM@YAHOO.COM
CONSULTANT:	KYLE GEITNER, PRINCIPAL CONSULTANT P.O. BOX 1655 WINDSOR, CA 95492 (707) 293-4224
PROJECT ADDRESS:	3681 BENMORE VALLEY ROAD LAKEPORT, CA 95453
LAND USE:	RL (RANGELAND)
PARCEL AREA:	63.03

Purpose

THE PURPOSE OF THIS PLAN SET IS TO PROVIDE SUPPORT IN OBTAINING A COMMERCIAL CANNABIS USE PERMIT FOR 1 ACRE OF OUTDOOR CANNABIS CULTIVATION AND 1 ACRE OF MIXED LIGHT CANNABIS CULTIVATION IN THE COUNTY OF LAKE. THE PROJECT INTENDS TO EARLY ACTIVATE 2 ACRES OF OUTDOOR CANNABIS CULTIVATION.

Flood Hazard Zone Information

FIRM DESIGNATED FLOOD ZONE:	D
BASE FLOOD ELEVATION:	NA
CULTIVATION AREA ELEVATION:	2850-2775 FEET
FLOOD PROOFING REQUIRED?	NO

Linetype Legend

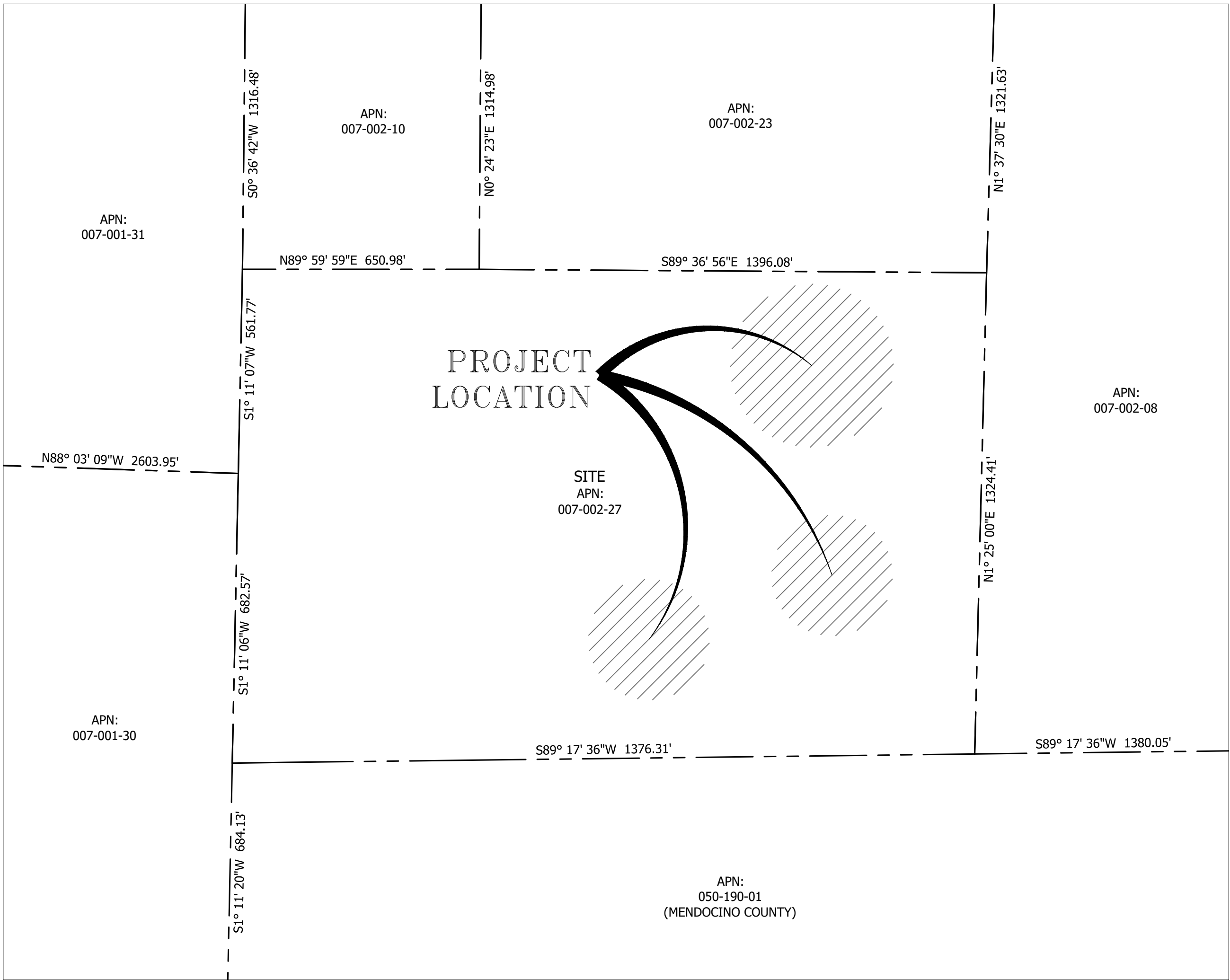
EXISTING	PROPOSED	DEFINITION
-X-X-	-X-X-	FENCE
----	----	DRAINAGE PIPE
----	----	PROPERTY LINE
----	----	WATERCOURSE
-E-	-E-	ELECTRICAL UTILITY LINE
-W-	-W-	WATER LINE
-SS-	-SS-	SANITARY SEWER
	----	FIBER ROLL
	X	TREE TO BE REMOVED

Sheet Index

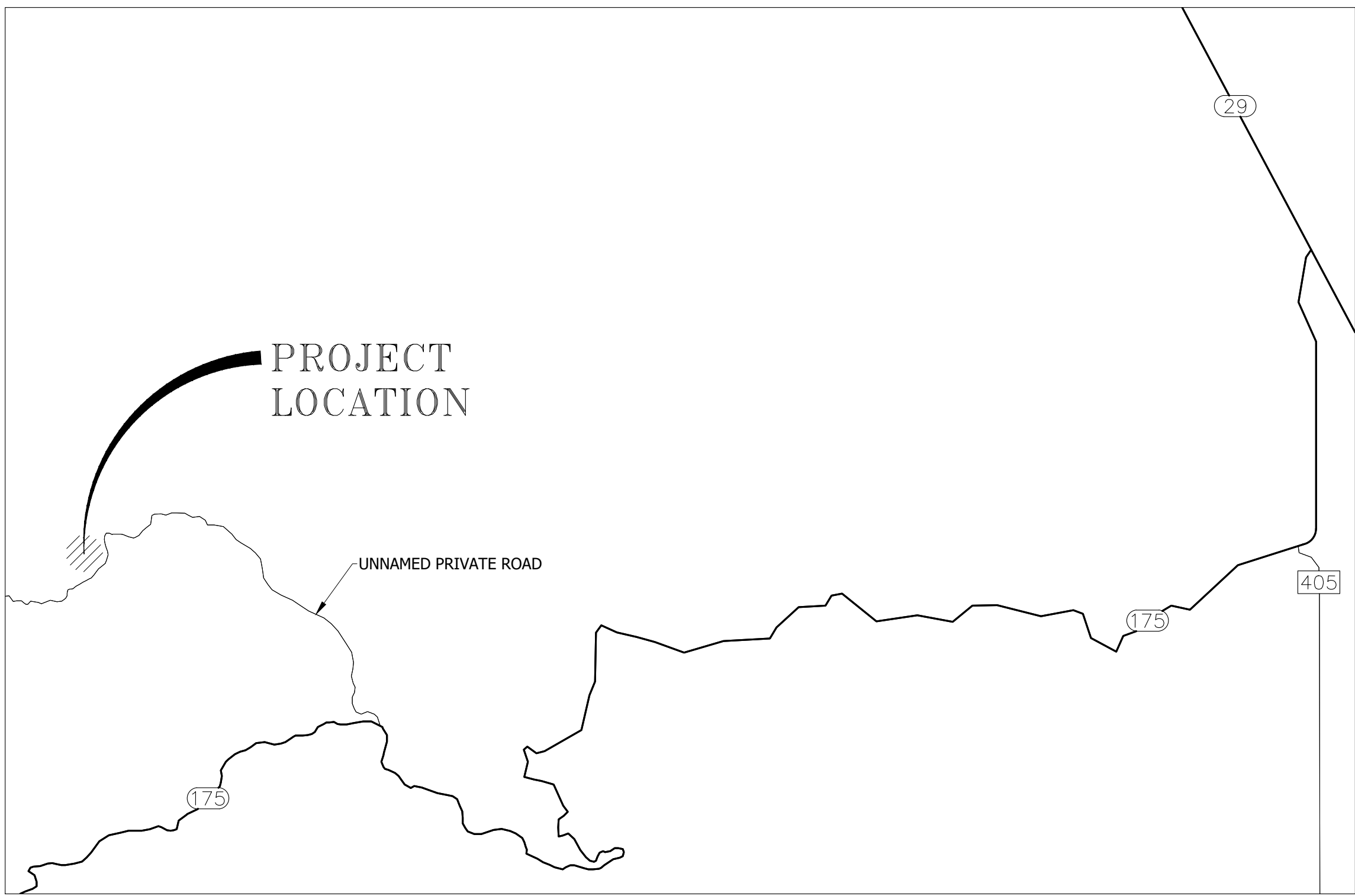
1.0	COVER SHEET
2.0	SURROUNDING AREA AERIAL
3.0	EXISTING CONDITIONS
4.0	PROPOSED CONDITIONS
5.0	DRIVEWAY PROFILES
6.0	EARLY ACTIVATED CANNABIS CULTIVATION SITE
7.0	CANNABIS CULTIVATION SITE
8.0	CANNABIS RELATED BUILDING LAYOUTS
9.0	SECURITY PLAN

Abbreviations

AC	ASPHALT CONCRETE	FL	FLOW LINE
APN	ASSESSOR'S PARCEL NUMBER	GH	GREENHOUSE
APPROX	APPROXIMATE	HH	HOOPHOUSE
C L	CENTERLINE	INV	INVERT
CONC	CONCRETE	LF	LINEAR FEET
CY	CUBIC YARD	MAX	MAXIMUM
DIA	DIAMETER	MIN	MINIMUM
EG	EXISTING GROUND	NA	NOT APPLICABLE
ELEV	ELEVATION	NTS	NOT TO SCALE
EP	EDGE OF PAVEMENT	PL	PROPERTY LINE
EX	EXISTING	s	SLOPE



Parcel Exhibit
NTS



Location Map
NTS

NORTH
BAY
CANNABIS CONSULTING

NOTES:

PROJECT ADDRESS:
3681 BENMORE VALLEY ROAD
LAKEPORT, CA 95453

APN:
007-002-27

CLIENT:
RICARDO DE MELLO

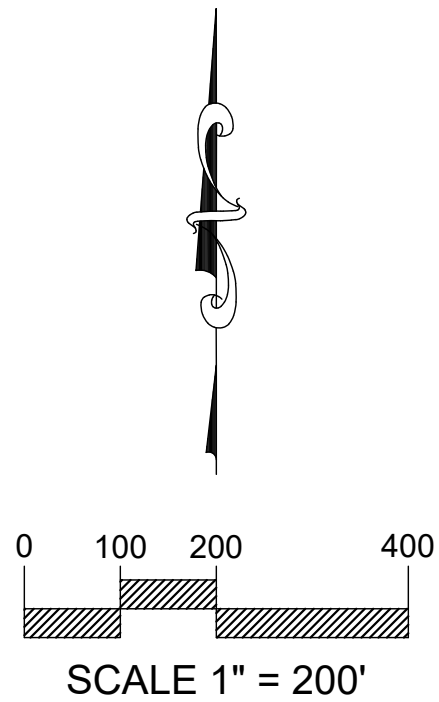
CONSULTANT:
KYLE GEITNER,
PRINCIPAL CONSULTANT

DATE: 5/18/2020	DRAWN: ANR
JOB #: 20-033	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE:
COVER SHEET

SHEET:
1.0
1 OF 9

5/19/2021 10:27 AM Plotted by AR C:\Users\AR\NorthBay Canna Consulting\Kyle Galtner - Client\ Clients\20-033 - 3681 Benmore Valley Road - Ricardo De Mello\CAD\Planning\20-033 Overall Site Plan.dwg



NOTES:

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3. FOR PARCEL BOUNDARIES, ADJACENT PARCEL BOUNDARIES, AND LOCATION MAP SEE SHEET 1.0.
4. WATERCOURSE LINETYPE THICKNESS TO DELINEATE THE TOP OF BANK.
5. BASED ON PUBLICLY AVAILABLE DATA THERE ARE NO FAULT ZONES ON THE SUBJECT PROPERTY.
6. ALL ROADWAY SLOPES SHOWN WITHIN THIS PLAN SET ARE LESS THAN 16%. ROADWAY SLOPES EXCEEDING 16% ARE NOT ALLOWED BY GOVERNING JURISDICTION AND ALL FUTURE ROAD IMPROVEMENTS ON-SITE SHALL COMPLY.
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PROJECT ADDRESS:

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5/18/2020

DRAWN:

ANR

JOB #:

20-033

SCALE:

AS SHOWN

REVISION:

CHECKED:

KJG

SHEET TITLE:

SURROUNDING AREA AERIAL

SHEET:

2.0

2 OF 9

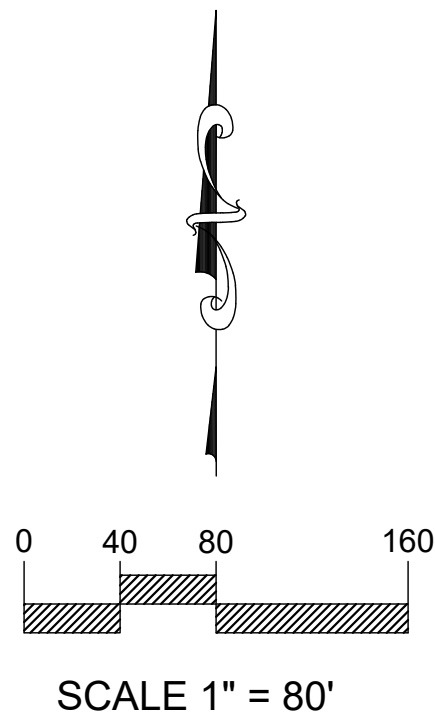


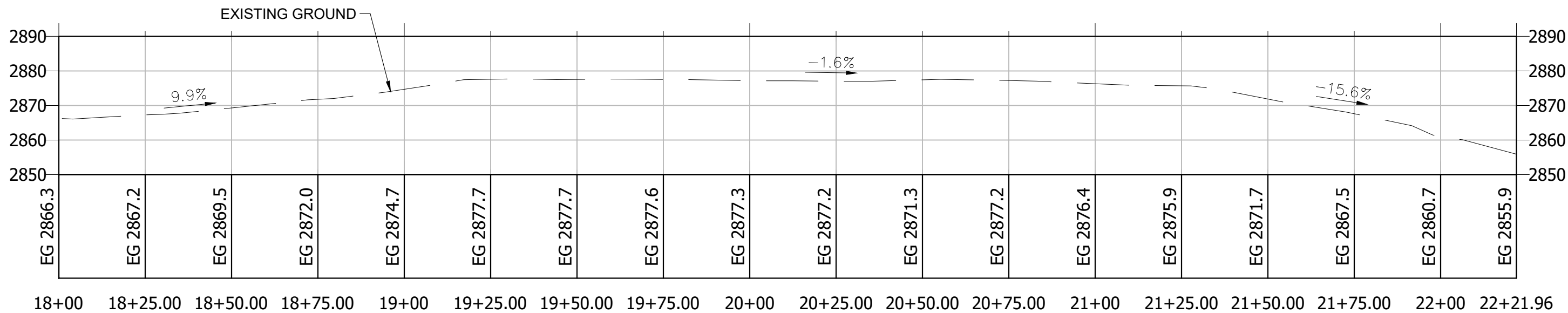
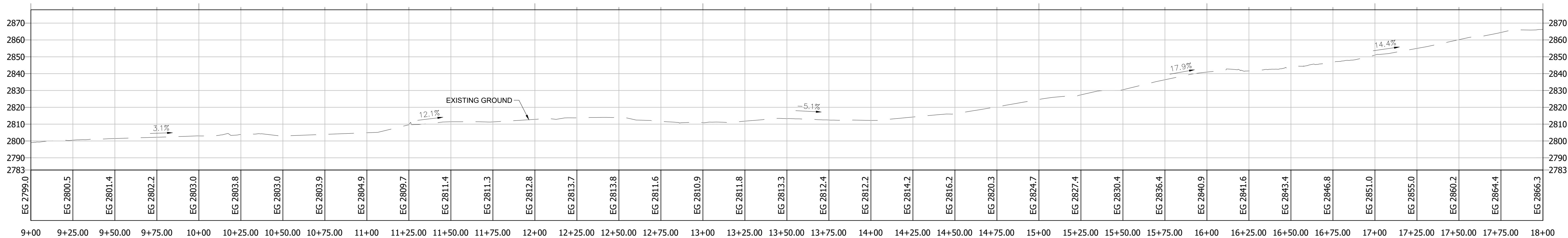
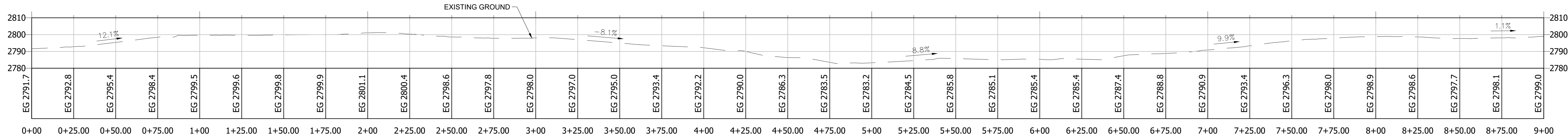
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APN:	007-002-27
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CONSULTANT:	KYLE GEITNER, PRINCIPAL CONSULTANT

DATE:	5/18/2020	DRAWN:	ANR
JOB #:	20-033	SCALE:	AS SHOWN
REVISION:		CHECKED:	KJG

SHEET TITLE: EXISTING CONDITIONS	
SHEET:	3.0 3 OF 9



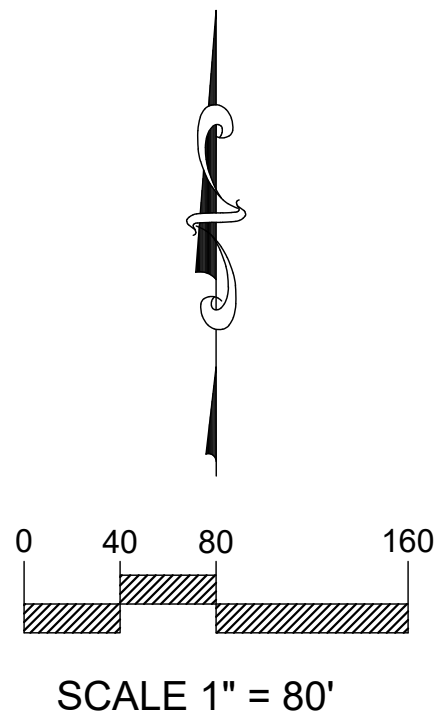


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CONSULTANT:	KYLE GEITNER, PRINCIPAL CONSULTANT

DATE: 5/18/2020	DRAWN: ANR
JOB #: 20-033	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE: PROFILES	
SHEET: 5.0	5 OF 9



NORTH BAY

CANNA CONSULTING

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8. STRAW MATS SHALL BE PLACED AROUND CULTIVATION AREAS TO PREVENT STORMWATER RUNOFF.

9. THE ENTIRE CULTIVATION SITE SHALL BE SEED TO STABILIZE THE SOIL.

10. EXISTING ACCESS GATE SHALL BE RELOCATED TO BE AT LEAST 30' FROM THE ROADWAY UNLESS THE CURRENT ACCESS GATE LOCATION IS AT LEAST 30' FROM THE ROADWAY. EXISTING ACCESS GATE SHALL BE REPLACED WITH A NEW GATE THAT HAS A MINIMUM WIDTH OF 14' UNLESS THE EXISTING ACCESS GATE HAS A MINIMUM 14' WIDE UNOBSTRUCTED OPENING.

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3681 BENMORE VALLEY ROAD
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CLIENT:

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PRINCIPAL CONSULTANT

DATE:

5/18/2020

DRAWN:

ANR

JOB #:

20-033

SCALE:

AS SHOWN

REVISION:

CHECKED:

KJG

SHEET TITLE:

EARLY ACTIVATED
CULTIVATION SITE

SHEET:

6.0
6 OF 9



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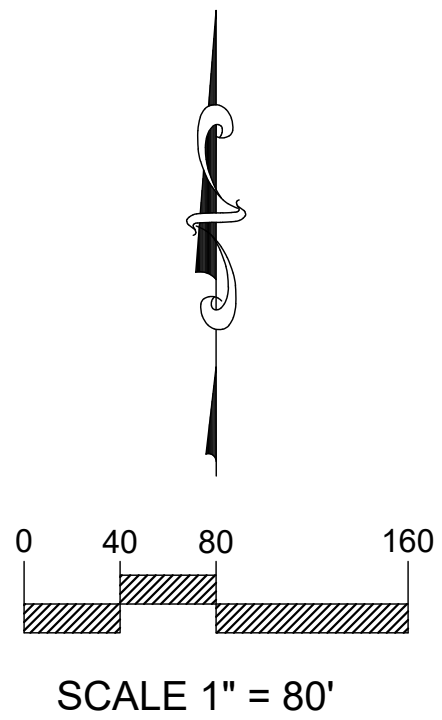
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RICARDO DE MELLO

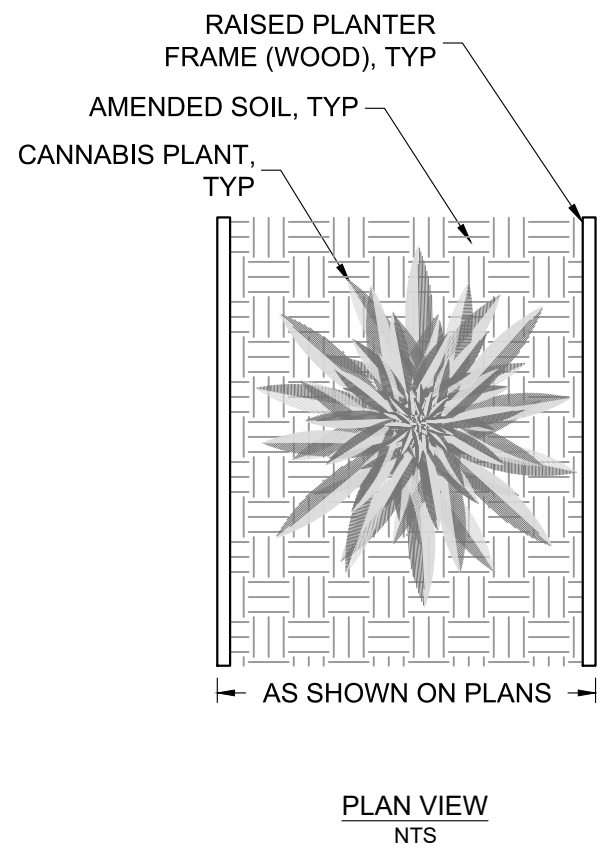
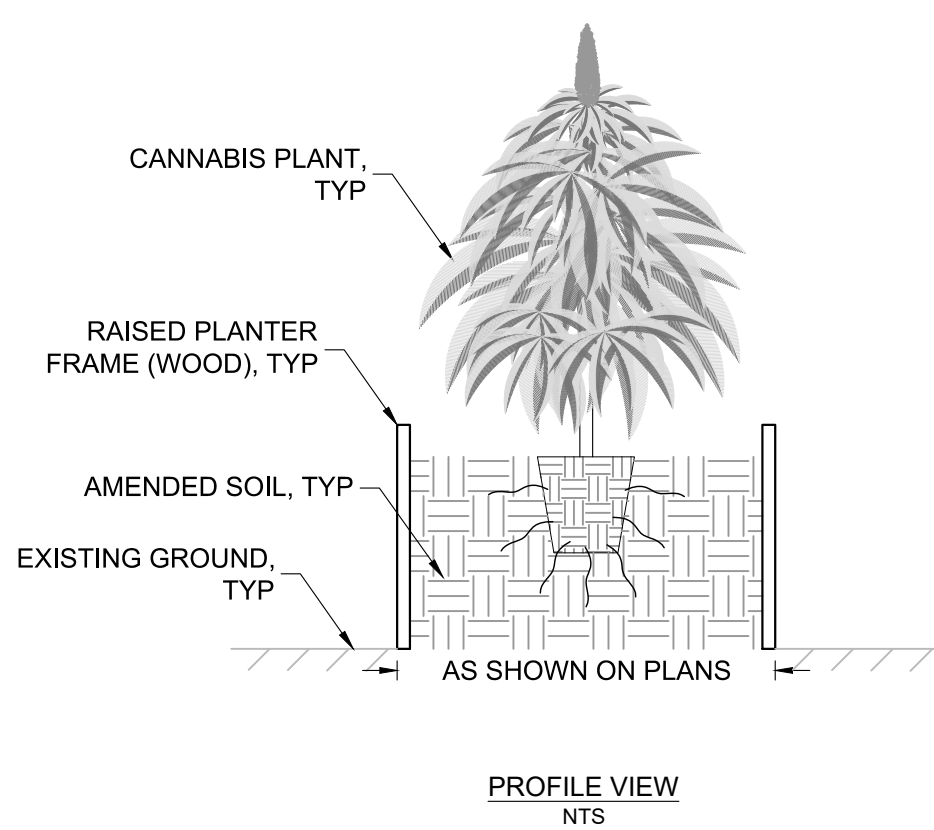
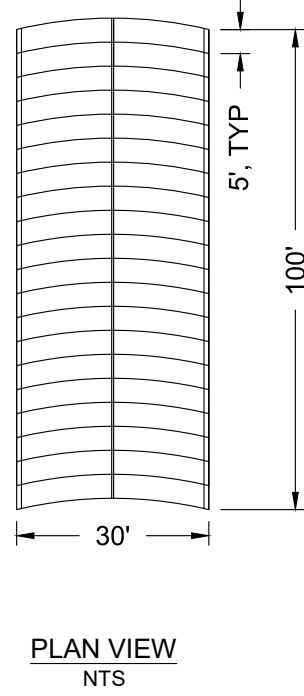
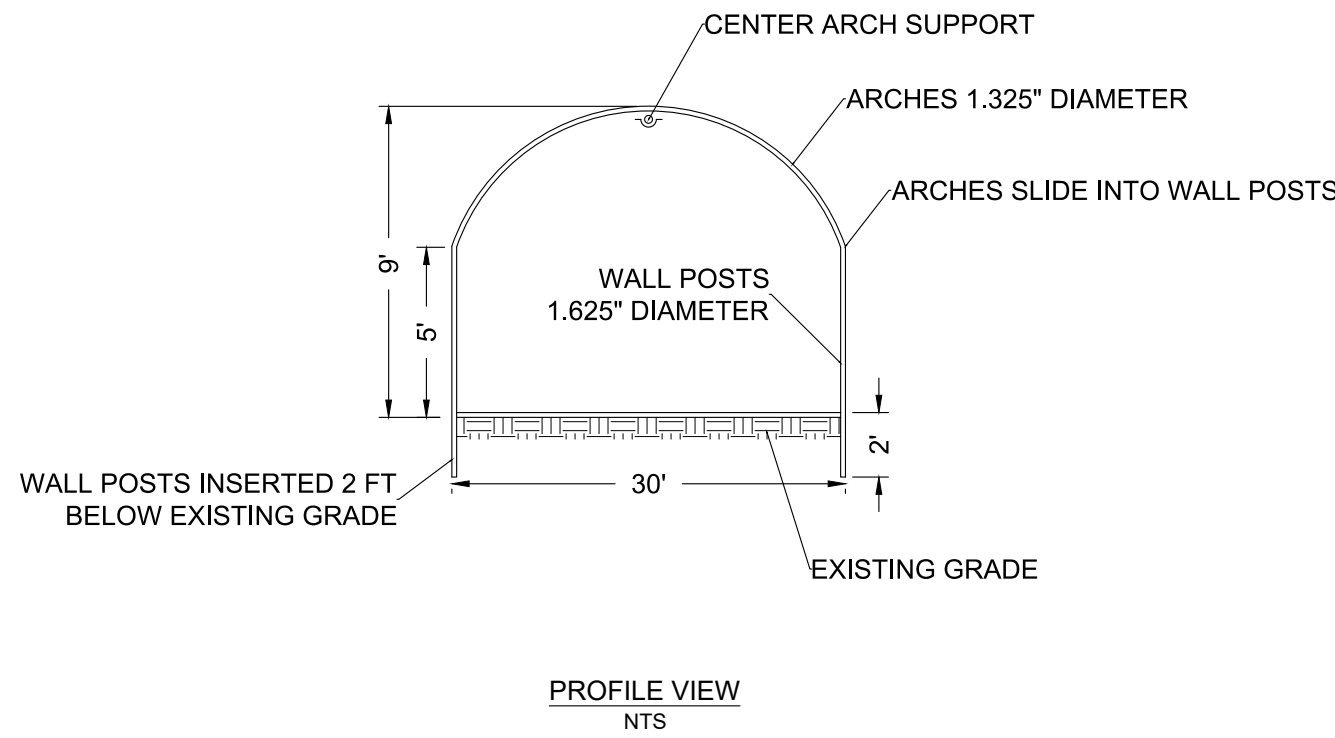
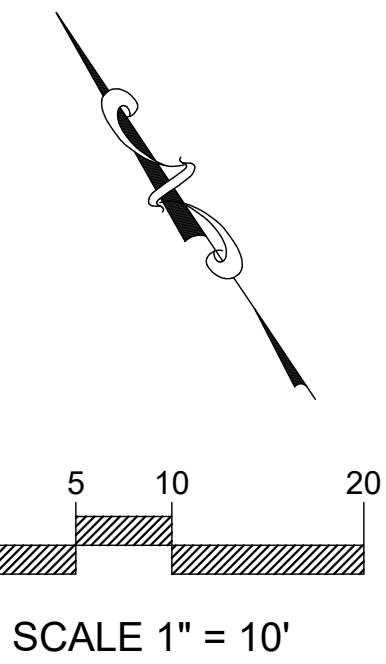
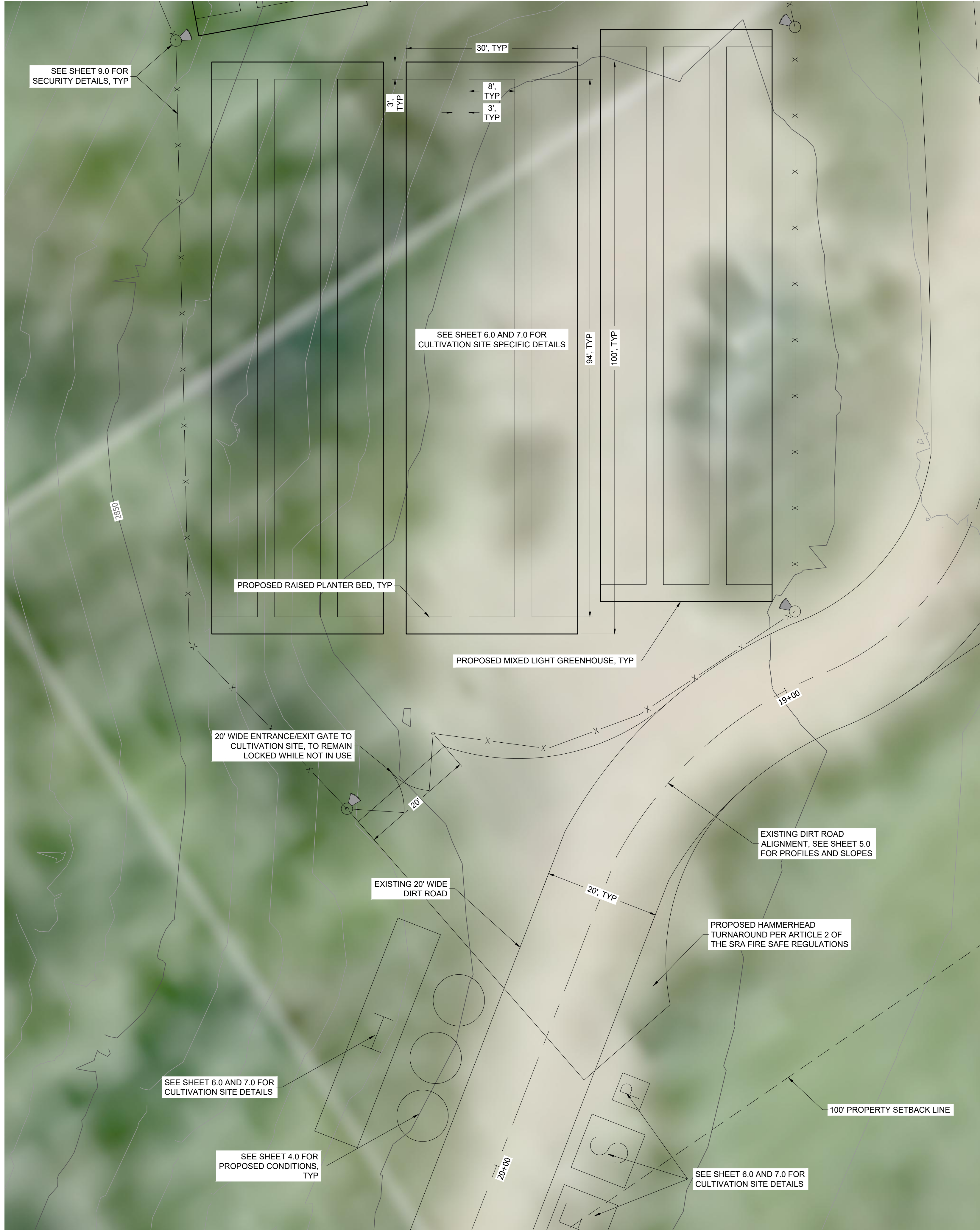
CONSULTANT:
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PRINCIPAL CONSULTANT

DATE: 5/18/2020	DRAWN: ANR
JOB #: 20-033	SCALE: AS SHOWN
REVISION:	CHECKED: KJG

SHEET TITLE:
CULTIVATION SITE

SHEET:
7.0
7 OF 9





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SHEET TITLE: CANNABIS RELATED BUILDING LAYOUT	
SHEET:	8.0 8 OF 9

ENVIROSTOR

Sites and Facilities

Cleanup Sites

- ☒ ☐ Federal Superfund
- ☒ ☐ State Response
- ☒ ☐ Voluntary Cleanup
- ☒ ☐ School Cleanup
- ☒ ☐ Evaluation
- ☒ ☐ School Investigation
- ☒ ☐ Military Evaluation
- ☒ ☐ Tiered Permit
- ☒ ☐ Corrective Action
- ☐ ☐ Field Points

STATUS

All Statuses

Permitted Sites

- ☒ ☐ Operating
- ☒ ☐ Post-Closure
- ☒ ☐ Non-Operating

Other Sites

GIS Layers

Tools

[TAKE A TOUR](#)

[SHARE THIS MAP](#)

3561 Benmore Valley Rd, Lakeport, CA, USA

Map Address

3561 Benmore Valley Rd, Lakeport, CA 95453, USA

LIMIT TO SITES WITHIN FEET OF THIS LOCATION

[REMOVE SEARCH RADIUS](#)

Center map here

Identify Lat / Lng

Identify Elevation

Drop an Info Pin

Google

1 km Map data ©2020 Google

SITES FOUND IN SEARCH RADIUS

0 SITES LISTED

[EXPORT THIS LIST TO EXCEL](#)

PROJECT NAME

STATUS

PROJECT TYPE

ADDRESS

CITY